Name Address of New Owner:
Michael Denniston
1044 Yellow Hammer Dr,
Kingston Springs, TN 37082

Tax Bills:
Same

Box 36
MAP & Parcel:
83-2-24

This instrument prepared by:
Michael Gigandet
ORTALE, KELLEY, HERBERT & CRAWFORD
P. O. Box 3375
Nashville, TN 37219

BOOK 8594 PAGE 590

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into this 31 day of March, 1992, by and between Claudie C. Roberson and Stacy Allen Shirley (hereinafter called "Grantors") and Michael Denniston (hereinafter called "Grantee").

WITNESSETH:

That for the consideration hereinafter expressed, the grantors have bargained and sold and do hereby bargain, sell, convey and confirm unto the grantee all of the grantors' rights, title and interests, including all redemptive rights in the following described real estate:

BEING the easterly 45 feet of Lot No. 15 on the Plan of H. M. Doak, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 15 fronts 45 feet on the southerly margin of McKennie Avenue and extends back 192 feet on the easterly and westerly line to a line in the rear measuring 45 feet thereon.

BEING the same property conveyed to grantors herein by deed of record in Deed Book 8206, page 571, Register's Office of Davidson County, Tennessee.

Also known as 1408 McKennie Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the grantee's heirs and assigns, in fee simple, forever.

The grantors do hereby covenant with the grantee that grantors are lawfully seized in fee of the aforesaid real estate; that the grantors have a good right to sell and convey the same; that the same is unincumbered except for any taxes not yet due and payable, but constituting a lien which are assumed by the grantee.

And that the title and quiet possession, grantors warrant and forever defend against the lawful claims of all persons.

Any reference to recorded instruments is referenced to the Register's Office of said county.

THE CONSIDERATION for the conveyance is TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the recept of which is hereby acknowledged,

This is a deed in lieu of foreclosure of that deed of trust of record in Book 8206, page 574, in the Register's Office for Davidson County, Tennessee held by Michael Denniston. The acceptance of the grantee of this deed in lieu of foreclosure shall act as satisfaction of all debt due under the aforesaid deed of trust only as to the grantors; however, it is the intention of the parties that the mortgagees' interest under said deed of trust does not merge with the fee simple title to the property being conveyed herein by this deed in lieu of foreclosure, and thus the grantee

herein takes subject to the deed of trust of record as previously stated herein.

Claudie C. Roberson

Stacy Allen Shirley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, the within named Claudie C. Roberson and Stacy Allen Shirley, with whom I am acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes contained herein.

Debra K. Phillips
Notary Public

My commission expires:

7/29/93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 8000 .

Affiant

Subscribed and sworn to before me this 31st day of April, 1992.

Notary Public

My commission expires:

5-25-93

99235.

IDENTIFICATION REFERENCE

APR 6 1 39 PM '92

DAVIDSON COUNTY, TN

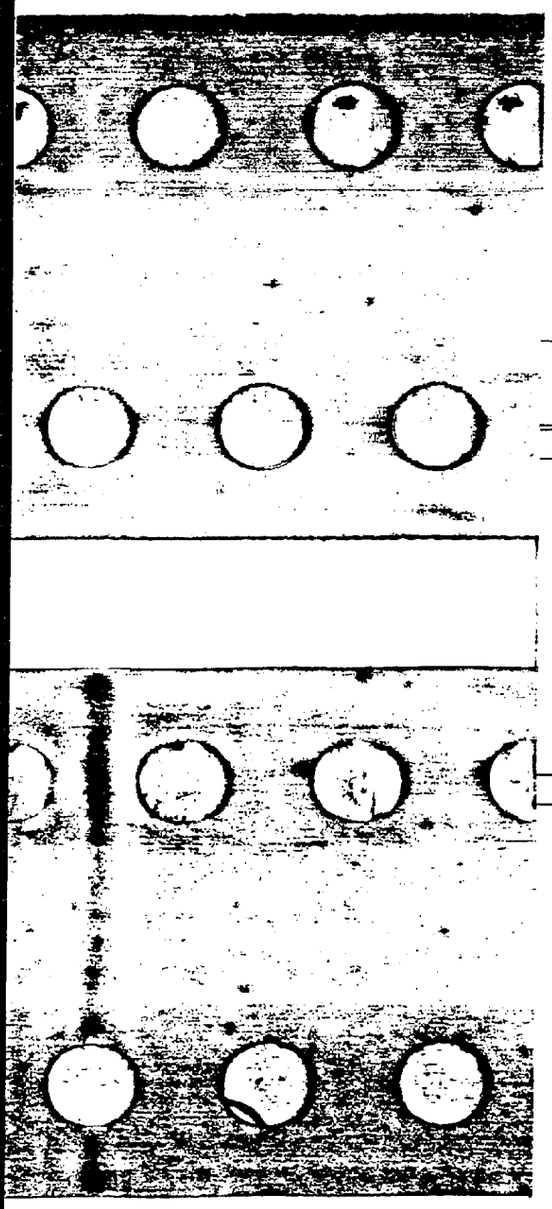
7700 04/06 0101 03CHECK 36.60

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8594 PAGE 592

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 8000.00
CON TX 29.60
PRFEE 1.00
WDEED 6.00
TOTAL 36.60
CHECK 36.60

04/06/92 01 13:37 0001 7700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99235.

IDENTIFI REFERENCE

APR 6 1 39 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 518588