Box 5

BOOK 8628 PAGE 830

**DEED IN LIEU OF FORECLOSURE**

| NEW OWNER | SEND TAX BILLS TO: | MAP AND PARCEL |
|---|---|---|
| American General Finance | New Owner | 83 |
| 2708 A Nolensville Rd | | 02 |
| Nashville, Tennessee | | 161 |

State of Tennessee
County of Davidson

The Actual consideration or value, whichever is greater, for this transfer is $ 33700.49.

Affiant

Subscribed to and sworn before me this 18th day of May, 1992.

My Commission expires Jan 27th, 1996

Notary Public

THIS INDENTURE made this 13 day of May, 1992, by and between Fred Brown Jr., and wife Wanda Faye Brown, hereinafter called Grantors, and American General Finance, Inc., its successors and assigns, hereinafter called Grantee:

W I T N E S S E T H

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Attachment "A" for Legal Description

This property also known as 303 Chapel Avenue
Nashville, Tennessee, 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for deeds of trusts of record in Book 5322, page 193, Register's Office for Davidson County, Tennessee and Book 5598, page 244, Register's Office for Davidson County, Tennessee, and Book 8232, Page 763, Register's Office for Davidson County, Tennessee, and Judgement lien of record in Book 8548, Page 83, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

It is agreed by and between the parties hereto that this deed is

an absolute conveyance of any and all title in effect as well as in form and is not intended as a mortgage, trustee conveyance or security of any kind. It is further understood by and between the parties that the consideration for this transfer, in addition to that hereinabove set forth, is the full and absolute release of all debts, obligations and charges heretofore existing on account of and in accordance with the terms of a certain deed of trust dated October 25, 1990, and executed by Fred Brown Jr., and wife Wanda Faye Brown, to Wanda Atkins and/or Kevin Jones, Trustee, and securing a certain debt and/or indebtedness to American General Finance, Inc., and recorded in Book 8232, page 763, Register's Office for Davidson County, Tennessee. It is further understood that the express purpose of this conveyance is to completely satisfy said obligation and terminate the lien created by said deed of trust and the note(s) secured thereby and any effect thereof in all respects.

WITNESS our hands this, the 13 day of May, 1992.

Fred Brown Jr.
**Fred Brown Jr.**

Wanda Faye Brown
**Wanda Faye Brown**

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day of May, 1992.

Carolyn M. Pearl
My Commission Expires:

Sept. 16, 1995

CAROLYN M. PEARL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Prepared by:
Real Estate Loan Services of TN
1100 Kermit Drive, Suite 204
Nashville, TN 37217

**ATTACHMENT "A" FOR LEGAL DESCRIPTION** BOOK 8628 PAGE 832

Certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 45 on the Map showing subdivision of certain lots in Blocks "A", "B" and "C" of the Weakley Home Place, as of record in Book 547, Page 12, Register's Office for said County.

SAID Lot No. 45 fronts 53.5 feet on the westerly side of Chapel Avenue and runs back 123 feet on the northerly line and 132.5 feet on the southerly line to the easterly line of Lot No. 46, measuring 70.25 feet thereon.

Being the same property conveyed to Fred Brown, Jr. and wife, Wanda Faye Brown, by deed from David B. Hodges, a single man, dated May 5, 1980, recorded May 5, 1980, Book 5598, Page 244, Register's Office for Davidson County, Tennessee.

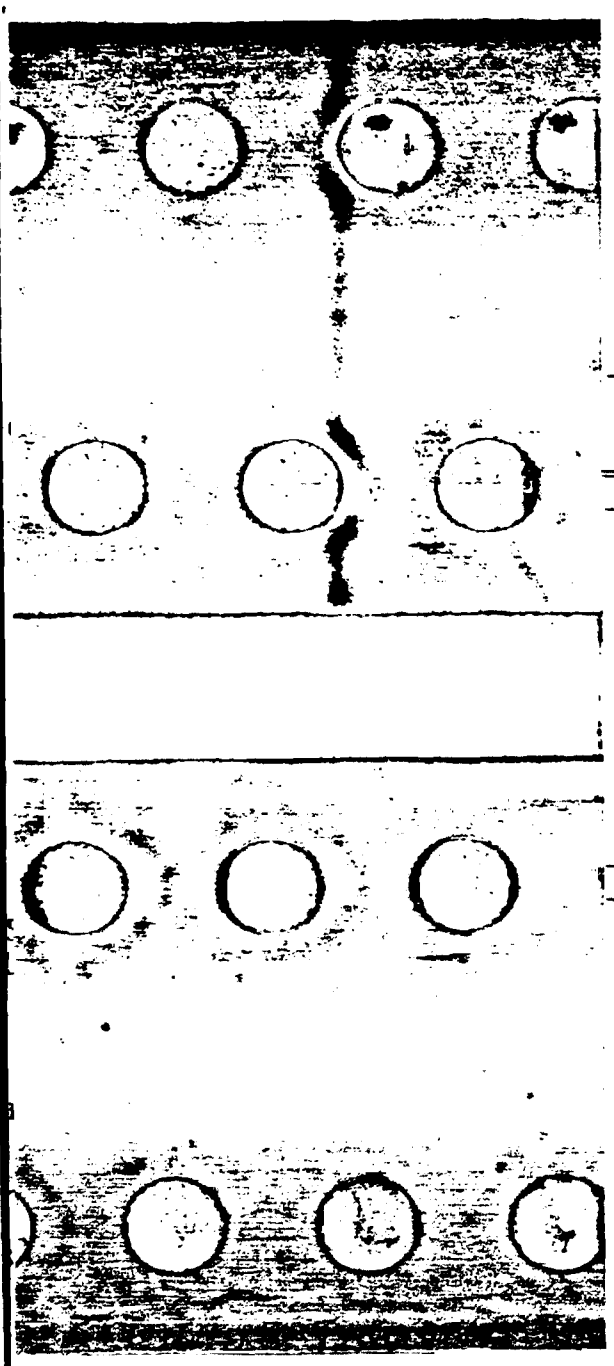
F I 3 6 6

IDENTIF. TREFERENCE

MAY 19 8 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7970 05/19 0101 03CHECK 134.69



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 8628 PAGE 833

| | | |
|---|---|---|
| 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 33700.49
CON TX 124.69
PRFEE 1.00
WDEED 9.00
TOTAL 134.69
CHECK 134.69

05/19/92 01 08:15 0001 7970

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 11366

IDENTIF. REFERENCE

MAY 19 8 14 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No.** 532159