DEED IN LIEU OF FORECLOSURE

This instrument prepared by:

Robert P. Ziegler, Attorney, 1800 Third National Bank Building, Nashville, Tennessee 37219.

Address New Owner:

Ford Consumer Finance Company, Inc.
P. O. Box 650404
Dallas, Texas 75265-0404

Map - Parcel Number:

Send Tax Bills To:

SAME

PICK-UP

MAY 27 2 15 PM '92

DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

13633

THIS INDENTURE made this 21st day of May, 1992, by and between William Earl Reeves and Patricia Ann Reeves Beasley, hereinafter called Grantors, and Ford Consumer Finance Company, 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:

Being lot No. 8 and the southeasterly part of Lot No. 7 on the Map of George F. Roth's Re-Subdivision of Lots Nos. 19 and 23 of Montague Subdivision, not of record, described according to copy of a survey thereof made by James A. Hamilton, Jr., Surveyor, December 18, 1947, as follows: BEGINNING at a point in the northeasterly margin of Due West Avenue, 397.5 feet southeast of the margin of Milliken Bend Road; thence northeasterly 200 feet to a point; thence southeasterly 60 feet to the corner of Lots Nos. 8 and 9; thence with the line between said lots, southwesterly 200 feet to the margin of Due West Avenue; thence with the margin of the same northwesterly 60 feet to the point of beginning.

Being the same property conveyed to William Earl Reeves and wife, Patricia Ann Reeves by deed from David F. Jernigan and wife, Louise Jernigan as recorded in Book 4890, Page 76, Register's Office of Davidson County, Tennessee. The said William Earl Reeves and wife, Patricia Ann Reeves having since being divorced and William Earl Reeves having remarried and his present wife, Rosetta Reeves, joins in this conveyance to convey any marital rights that she may have in and to the above described property. The said Patricia Ann Reeves having since remarried and her present husband, James Lynn Beasley, joins in this conveyance to convey any marital rights that he may have in and to the above described property.

Subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This property also known as 327 East Due West Avenue, Madison, Tennessee 37115.

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 mortgages of record in Book 4672, Page 26, to Harlan Martin, Trustee and Book 7105, Page 127 to Record Data, Inc., Trustee, 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 said 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 executed by William Earl Reeves and wife, Patricia Ann Reeves, to Record Data, Inc., Trustee, and securing a certain debt and/or indebtedness to Ford Motor Credit Company and recorded in Book 7105, Page 127, 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.

In addition to the terms agreed to in the legal documents pertaining to this transaction, by signature below, I (we) also agree to the following terms for acceptance by both parties of this voluntary reconveyance:

1. The property will be vacated by June 21, 1992 and will be left in good condition when vacated. If the property is vacated prior to June 21, 1992, reaccess will be prohibited. No fixtures or permanent attachments may be removed from the property.

2. The occupant agrees to cooperate with Ford Consumer Finance Company, Inc. to provide entrance to the property, including but not limited to, entrance for appraisal, repair, listing and subsequent showing of the property. It is expected that this will be done in an agreeable manner. If entrance is required, I (we) will be notified, by telephone, a day in advance. If written notification is required, I (we) agree to vacate the property within 5 days of receipt of the written notification.

By signing below, I (we) hereby agree to the above requirements.

WITNESS our hands this the 21st day of May, 1992.

William Earl Reeves
WILLIAM EARL REEVES

Patricia Ann Reeves Beasley
PATRICIA ANN REEVES BEASLEY

Rosetta Reeves
ROSETTA REEVES

James Lynn Beasley
JAMES LYNN BEASLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 21st day of May, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 21st day of May, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 21st day of May, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 21st day of May, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I, Robert P. Ziegler, Attorney, 1800 Third National Bank Building, Nashville, Tennessee 37219, preparer of the foregoing Deed in Lieu of Foreclosure do hereby state that the actual consideration or value, whichever is greater, for this transfer is $23,595.95.

ROBERT P. ZIEGLER, ATTORNEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Ziegler, Attorney, with whom I am personally acquainted, and who, under oath acknowledged that he executed the foregoing Affidavit for the purpose therein contained.

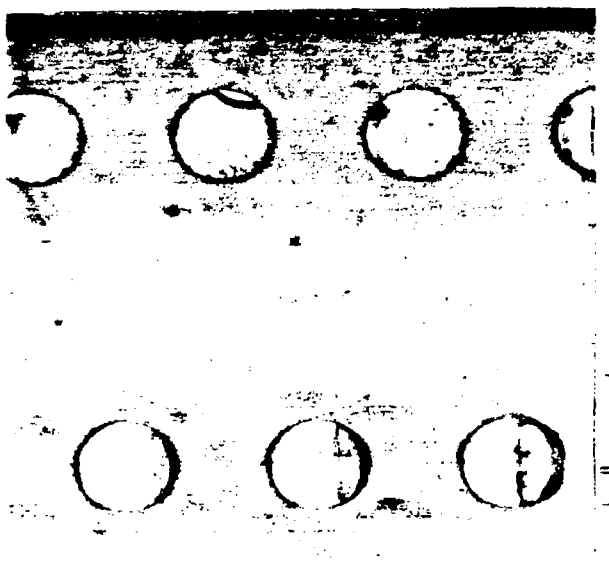
WITNESS my hand and official seal this 21st day of May, 1992.

Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:

1-22-95

0542 05/27 0101 03CHECK 100.32



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

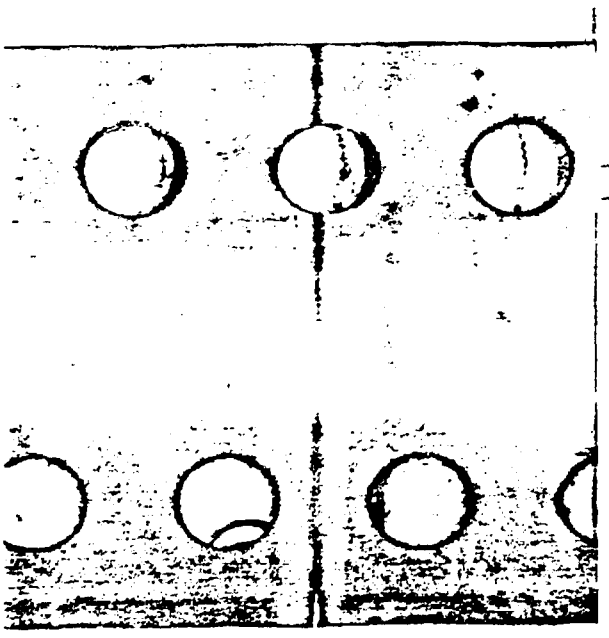
RECEIVED OF _____

FOR _____

BOOK 8635 PAGE 254

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	23595.95
CON TX	87.32
PRFEE	1.00
WDEED	12.00
TOTAL	100.32
CHECK	100.32

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/27/92 01 14:14 0001 0542

13633

IDENTIF. REFERENCE

MAY 27 2 15 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 534693