This Instrument Prepared By:
J. Michael Jacobs, Esq.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

3787 06/08/92 0101 03CHECK 99.50

Address New Owner(s):	Send Tax Bills To:	Map/Parcel:
James M. Beckham, et ux. 845 Bresslyn Road Nashville, TN 37205	SAME	91-2-262 12W-25655

DEED IN LIEU OF FORECLOSURE

WHEREAS, JERRY LEE FITZGERALD and Wife, JUDY ELIZABETH FITZGERALD executed a certain Installment Deed dated February 5, 1990 to John Aaron Holt, Trustee, to secure a Note of even date therewith in the original principal amount of Twenty-five Thousand ($25,000.00) Dollars, payable to JAMES M. BECKHAM AND WIFE, DEBBIE LYNN BECKHAM on the realty described below in Davidson County, Tennessee; and

WHEREAS, said Debtors have materially defaulted on the Note; and

WHEREAS, the Trustee has received instruction to foreclose from the Owners and Holders of the Note; and

WHEREAS, in lieu of foreclosure, the said JERRY LEE FITZGERALD and Wife, JUDY ELIZABETH FITZGERALD have agreed to reconvey the subject realty described below;

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS, that JERRY LEE FITZGERALD and Wife, JUDY ELIZABETH FITZGERALD, the Grantors herein, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction for the mortgage indebtedness in favor of JAMES M. BECKHAM, ET UX., does give, grant, sell and convey unto JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, the Grantees herein, their successors and assigns, all the following described real estate located in Davidson County, Tennessee, to wit:

Being Lots Nos. 1518 and 1520 of Block No. 202 on the Map showing Extension of Plan No. 1 West Nashville, as of record in Book 57, Page 173, Register's Office for said County.

Said Lots Nos. 1518 and 1520 front together 50 feet on the southerly side of Tennessee Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to JERRY LEE FITZGERALD and Wife, JUDY ELIZABETH FITZGERALD by deed from JAMES M. BECKHAM and Wife, DEBBIE LYNN BECKHAM as of record in Book 8043, Page 340, Register's Office for Davidson County, Tennessee.

17351

IDENTIFICATION REFERENCE

JUN 9 20 AM '92

REGISTER
DAVIDSON COUNTY TN.

FEE

This is improved property known as 5611 Tennessee Avenue, Nashville, Tennessee 37209.

This description is the same as used in previous deed.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEES, their successors and assigns forever. The said GRANTOR does covenant for themselves, their executors and assigns, that at the signing of these premises, that they are well seized of the above described premises as a good and indefeasible estate in fee simple, and has a good right to bargain and sell the same clear from all encumbrances whatsoever, and that they, their heirs and executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEES, their successors and assigns, against all lawful claims and demands whatsoever. The GRANTOR further covenants that they are not presently nor have they been in the preceding twelve (12) months a party Debtor to any Petition for relief under the Federal Bankruptcy laws.

WITNESS our hands and seals of GRANTORS this 1st day of June, 1992.

Jerry Lee Fitzgerald
JERRY LEE FITZGERALD

Judy Elizabeth Fitzgerald
JUDY ELIZABETH FITZGERALD

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $ 25,000.00 .

James M. Beckham
JAMES M. BECKHAM

Sworn to and subscribed before me this 1st day of June, 1992.

Michael Jacobs
NOTARY PUBLIC

My commission expires: 9-16-95

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY LEE FITZGERALD ~~and JUDY ELIZABETH FITZGERALD~~, the GRANTOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 1992.

Sherie D. Dodge
NOTARY PUBLIC

My commission expires: May 22, 1993

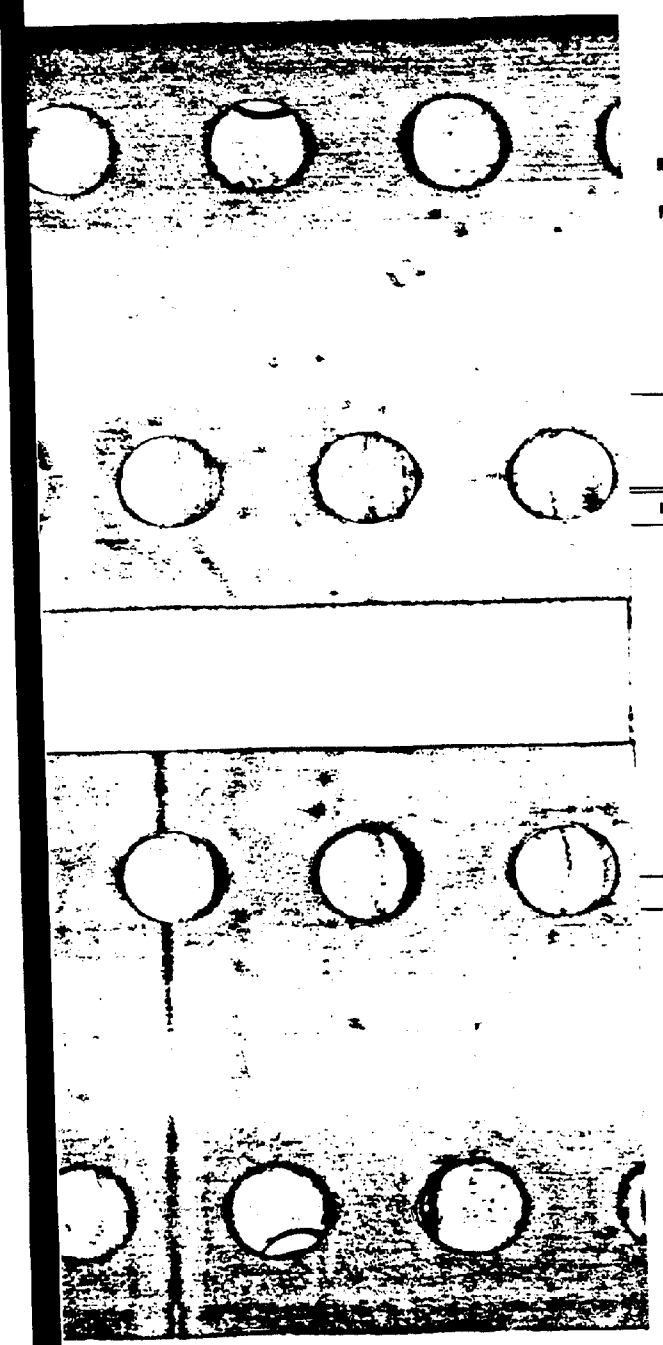
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUDY ELIZABETH FITZGERALD, the GRANTOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 1992.

Michael Jacobs
NOTARY PUBLIC

My commission expires: 9-16-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8646 PAGE 50

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 25000.00	
			CON TX 92.50	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 99.50	
			CHECK 99.50	
06/08/92	01		10:18 0001 8999	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17351

IDENTIF. REFERENCE

JUN 8 10 21 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TENN.

No. 538777