THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

272267

IDENTIF. TREFERENCE

JUL 14 9 40 AM '92

DAVIDSON COUNTY TN.

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 8,000.00 on which the tax was paid at the recording of instrument of record in Book 8594, page 590.

Affiant

Subscribed and sworn to before me this 26th day of June, 1992.

Notary Public

My Commission Expires: 12-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MICHAEL DENNISTON 1408 McKennie Avenue Nashville, Tennessee 37206	SAME	MAP 83-2 PARCEL 24

5205 07/14 0101 03CHECK 38.60

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entred into this 26th day of June, 1992, by and between Claudie C. Roberson (hereinafter the "Grantor") and Michael Denniston (hereinafter the "Grantee").

WITNESSETH:

That for the consideration hereinafter expressed, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee all the Grantor's right, title and interest, including all redemptive rights, in the following described real estate:

BEING the easterly 45.0 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 45.0 feet on the southerly margin of McKennie Avenue and extends back 192.0 feet on the easterly and westerly line to a line in the rear, measuring 45.0 feet thereon.

BEING the same property conveyed to Claudie C. Roberson and Stacy Allen Shirley by deed record in Book 8206, page 571, Register's Office for Davidson County, Tennessee.

This is improved property known as 1408 McKennie 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, his heirs and assigns, forever.

Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for:

1. Any taxes not yet due and payable, but constituting a lien which

is assumed by the Grantee.

2. Any matters shown on the Plan of H.M. Doak, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of Commerce Union Bank of record in Book 6912, page 577, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is a deed in lieu of foreclosure of that deed of trust of record in Book 8206, page 574, 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 mortgagee's 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of June, 1992.

CLAUDIE C. ROBERSON

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

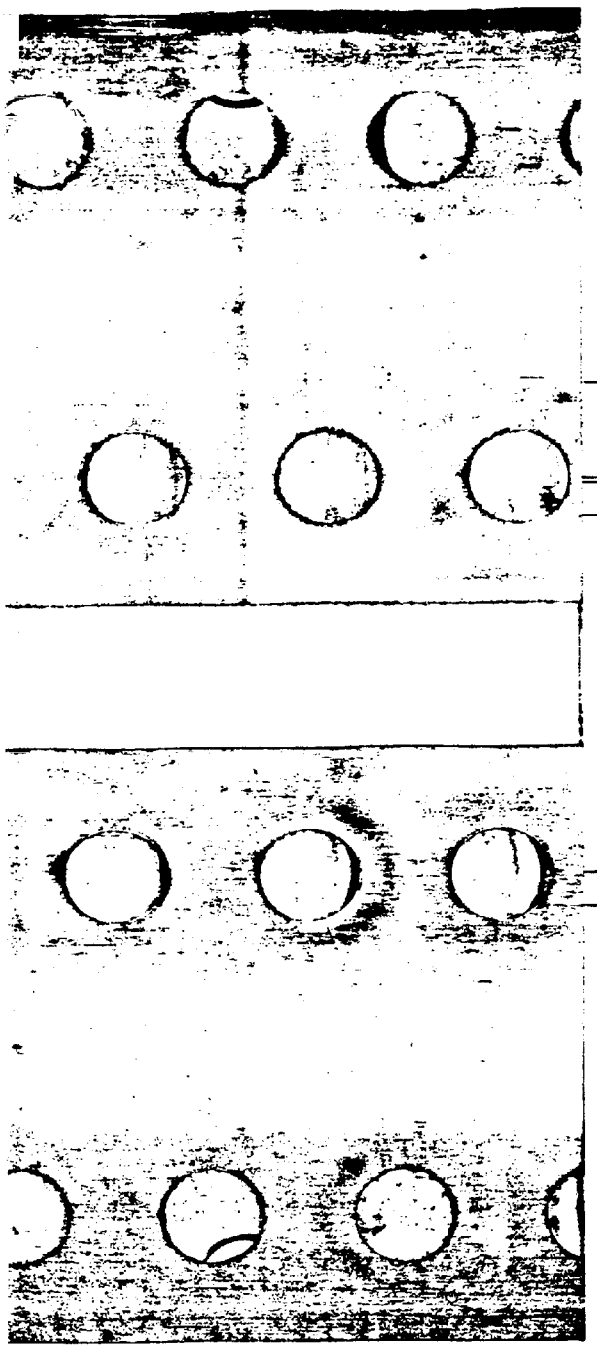
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLAUDIE C. ROBERSON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument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

Witness my hand and official seal this 26th day of June, 1992.

Notary Public

My Commission Expires:

1-23-94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 934

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
[illegible] BANK	8.00
TOTAL	38.60
CHECK	38.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/14/92 01 09:40 0001 5205

27267

IDENTIF. TREFERENCE

JUL 14 9 40 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 549951