BOOK 8686 PAGE 11

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 45,008.03.

Affiant

Subscribed and Sworn to Before Me this 14th day of July 1992.

Notary Public
My Commission Expires
(Affix Seal)

**THIS INSTRUMENT WAS PREPARED BY**

Anderson & Jordan Escrow Services, Inc.
One Burton Hills Boulevard, Suite 220, Nashville, Tennessee 37215

**DEED IN LIEU OF FORECLOSURE**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE **Theodore Caldwell and wife, Gloria Jean Caldwell** HEREBY CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fleet Finance, Inc.**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 513 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.**

**Being the same property conveyed by Warranty Deed from Harpeth-South, Inc., to Theodore Caldwell and wife, Gloria Jean Caldwell as of record in Book 4487, page 58, said Register's Office.**

This is improved property known as **636 Baldwin Court, Nashville, Tennessee.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IT IS THE INTENTIONS OF THE PARTIES, that GRANTEES interest under the mortgage not be merged with the fee simple title to the said land being conveyed herein by this Deed in Lieu of Foreclosure.

IT IS FURTHER THE INTENTIONS OF THE PARTIES, that the GRANTEES are hereby relieved of any and all liability of the Note and Deed of Trust of Record in Book **8257**, Page **474** of the Registers Office for **Davidson** County, Tennessee.

Witness our hands this 14th day of July 1992.

Theodore Caldwell JR.
Theodore Caldwell

Gloria Jean Caldwell

STATE OF TENNESSEE
DAVIDSON COUNTY
FELIX Z. DOWLEN REGISTER
Jul 28 1 36 PM '92
IDENTIF. REFERENCE
311179

STATE OF TENNESSEE
DAVIDSON COUNTY
Jul 28 10 01 AM '92
175.50

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 Theodore Caldwell and wife, Gloria Jean Caldwell, the bargainers, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee this 14th day of July, 1992.

Commission Expires _____

Notary Public

My Commission [illegible]

**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8686 PAGE 13

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

| | |
|---|---|
| MAMT | 45008.03 |
| ERR | CO |
| MAMT | 45008.03- |
| CAMT | 45008.03 |
| CON TX | 166.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 175.50 |
| CHECK | 175.50 |

31179

IDENTIF. REFERENCE

JUL 28 1 36 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

07/28/92 01 13:37 0001 9662

No. 554338