THIS INSTRUMENT WAS PREPARED BY:
H. L. BUCHANAN ATTORNEY
300 Hundred Oaks Tower
Nashville, Tennessee 37204

NEW OWNERS:
CHARLES M. FIELD ET UX
P. O. BOX 382
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO NEW OWNERS
MAP 10, PARCEL 12

BOOK 8797 PAGE 476

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that Stephen Ray Field and wife, Donna Field (husband and wife), hereinafter called grantors, for the consideration hereinafter stated, do hereby bargain, sell, remise, release and convey unto Charles M. Field and wife, Janice Field, hereinafter called grantees, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of Davidson, State of Tennessee, described as follows:

Beginning at an iron pin in the southern margin of Ivy Point Road, said pin being the most northeast corner of this tract and the most northwest corner of a tract of land belonging to Walker J. Knight whose deed is found in Deed Book 1272, Page 387, R.O.D.C.T. and continuing as follows: with the line of Knight's 13 deg. 18 min. 24 sec.. W 201.17 feet to a concrete monument, thence S 61 deg. 47 min. 21 sec. W 309.54 feet to an iron pin, S 39 deg. 17 min. 28 sec. W 234.96 feet and S 36 deg. 32 min. 16 sec. W 180.21 feet to an iron pin, thence with a new line to James R. Field whose deed is found in Deed Book 6580, Page 203, R.O.D.C.T. N 67 deg. 55 min. 01 sec. W 284.75 feet to an iron pin and N 45 deg. 19 min. 30 sec. E 923.58 feet to an iron pin in the southern margin of Ivy Point Road, thence with the said margin S 64 deg. 18 min. 28 sec. E 202.25 feet to the point of beginning containing 5.07 acres as per survey by Jack L. Head RLS Tenn. No. 670 August 20, 1990.

Being the same property conveyed to Stephen Ray Field and wife, Donna Field by Warranty Deed from Charles M. Field and wife, Janice Field, of record in Book 8223, Page 748, Register's Office for Davidson County, Tennesse.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct.

By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against grantor on the obligations which are secured by the deed of trust described below, other than by

foreclosure of that mortgage and that in any proceeding to foreclose that mortgage grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantors do hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the deed of trust described below.

Grantors are not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of Grantees, its agent, attorney or any other person. Grantors declare that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of grantee's waiver of their rights to bring an action against grantor based on the promissory note secured by the deed of trust hereinafter described and agreement not to name the grantors as a party to a foreclosure action as stated above with respect to that certain deed of trust signed on the 8th day of October, 1990 by grantors in favor of Charles M. Field and wife, Janice Field, and recorded at Book 8233, Page 757, Register's Office for Davidson County, Tennessee on the 24th day of October, 1990.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this

instrument this 10th day of November, 1992.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ Zero.

AFFIANT: _____ STEPHEN RAY FIELD

Subscribed and sworn to before me, this the 10th day of November, 1992.

NOTARY PUBLIC: _____ DONNA FIELD

COMMISSION EXPIRES: 6-27-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 10th day of November, 1992, before me, the undersigned, personally appeared STEPHEN RAY FIELD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC

COMMISSION EXPIRES: 6-27-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

1199 11/30 0101 03CHECK 38.90

On this the 27th day of October, 1992, before me, the undersigned, personally appeared DONNA FIELD, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC

COMMISSION EXPIRES: 6/25/96

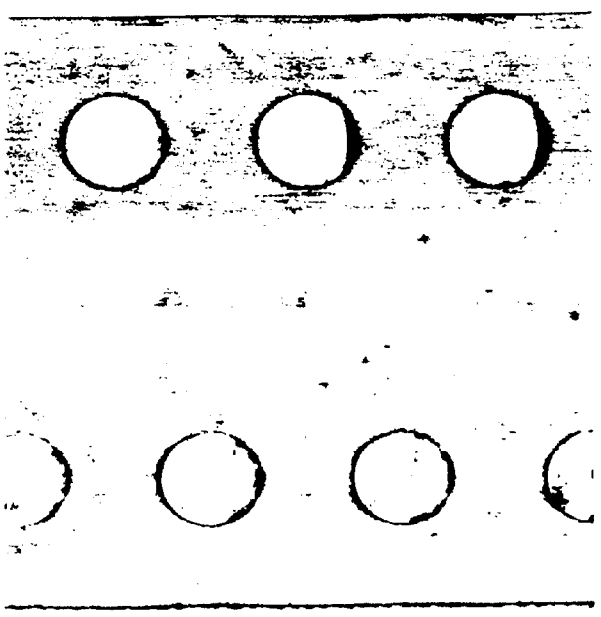
68297.

IDENTIFICATION REFERENCE

Nov 30 9 16 AM '92

DAVIDSON COUNTY, TN

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8797 PAGE 479

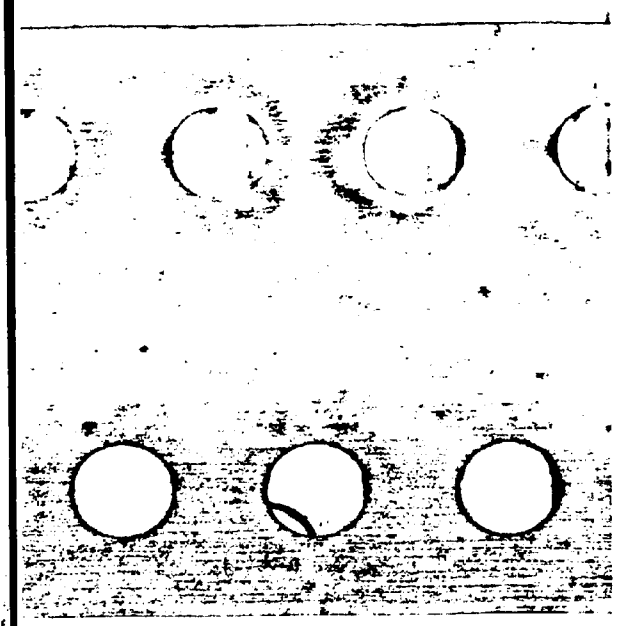
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	7000.00
CON TX	25.90
PRFEE	1.00
WDEED	12.00
ERR	CO
WDEED	12.00-
WDEED	12.00
TOTAL	38.90
CHECK	38.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/92 01 09:15 0001 1199



68297

IDENTIFT REFERENCE

Nov 30 9 17 AM '92

DAVIDSON COUNTY, TN

No. 594915