21-B

BOOK 8814 PAGE 54

Prepared by:

Robert J. Notestine, III
Attorney at Law
104 Woodmont Boulevard, Suite 115
Nashville, Tennessee 37205

Send Tax Bills To:

James H. Cobb et ux
White Bridge Rd.
Nashville TN

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made this 26th day of September, 1991, between James Paul Cooper, III and Karen Michelle Cooper, hereinafter called Grantors and James H. Cobb and wife, Mary E. Cobb, their successors and assigns, hereinafter called Grantees.

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the Grantors have bargained and sold, and by these presents does transfer and convey unto the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Revised Plan of Section 1, Morrow Meadows, of record in Book 2083, Page 105, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Paul Cooper, III and wife, Karen Michelle Cooper by Deed from Peggy S. Gurley Johnson and husband, Denzil W. Johnson, of record in Book 7276, Page 974, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns forever. We covenant with the 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 as otherwise herein set out.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations and charges heretofore existing on account of and by the terms of that certain Deed of Trust encumbering the property herein conveyed. Said Deed of Trust is dated June 12, 1987, and recorded in Book 7851, Page 192, in said Register's Office, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and Note secured thereby and any effect thereof in all respects.

GRANTORS FURTHER WARRANT, that as of the date of execution of this instrument, they have not filed a petition in bankruptcy within three (3) months prior to the execution of this Deed.

James Paul Cooper III
JAMES PAUL COOPER, III

Karen Michelle Cooper
KAREN MICHELLE COOPER

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 James Paul Cooper, III and wife Karen Michelle Cooper, the bargainors, 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 26th day of September, 1991.

Notary Public

My Commission Expires March 26, 1994

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration, or value, whichever is greater, for this transfer of Seventeen Thousand eight Hundred thirty three & 84/100 Dollars ($17,833.84).

Affiant

Subscribed and sworn to before me, this 26th day of September, 1991.

Notary Public

My Commission Expires: March 26, 1994

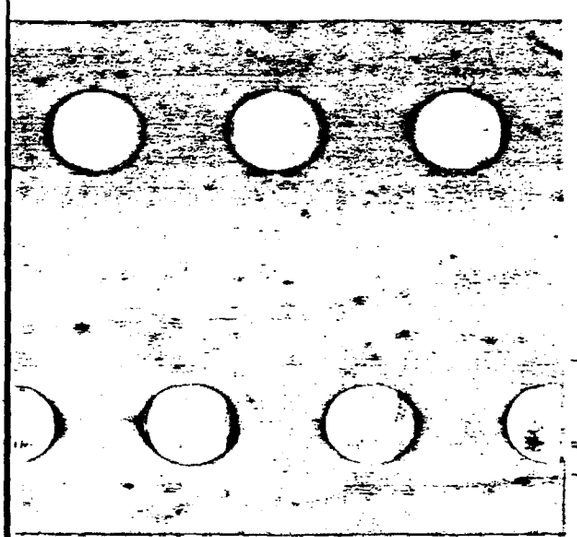
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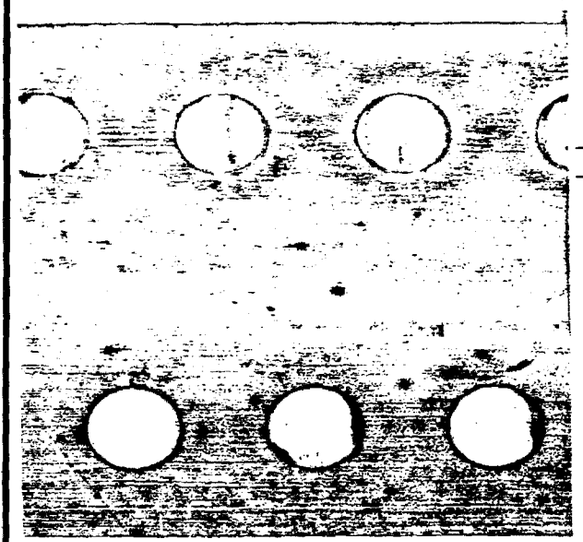
IDENTIFICATION

DEC 15 10 53 AM '92

FILED FOR RECORD
ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1827 12/15 0101 03CHECK 74.86





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

RECEIVED OF _____

FOR _____

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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 17833.89
CON TX 65.86
PRFEE 1.00
WDEED 8.00
TOTAL 74.86
CHECK 74.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3 7.8 5.

IDENTIFI REFERENCE

DEC 15 10 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/15/92 01 10:51 0001 1827

No. 601016