BOOK 8832 PAGE 591

Prepared by:

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

From information furnished by the parties hereto.

Send Tax Bills To:
(New Owner)
William P. Tramel
2969 McGavock Pike
Nashville, TN 37214

73-16
63

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made this 4th day of January, 1993, between Billie R. Fillmore, hereinafter called Grantor and William P. Tramel, his successors and assigns, hereinafter called Grantee.

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 Grantor has 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. 15, on the plan of Two Rivers Subdivision, as of record in Plat Book 3600, Page 65, and amended by Book 3795, Page 799, said Register's Office, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Billie R. Fillmore by Warranty Deed from Fern R. Wilhelm of record in Book 8034, Page 247, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 2984 McGavock Pike, Nashville, Tennessee 37214.

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. I covenant with the Grantee that I as 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.

I further covenant and bind myself, my heirs and representatives, to warrant and defend the title to said land to said Grantee, his 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 December 8, 1992 and is recorded in Book 8808, Page 651, 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.

GRANTOR FURTHER WARRANTS that as of the date of execution of this instrument, she has not filed a petition in bankruptcy within three (3) months prior to the execution of this Deed

Billie R. Fillmore
BILLIE R. FILLMORE

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 Billie R. Fillmore, the bargainor, 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 4th day of January, 1993.

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 Sixty Five Thousand Dollars ($65,000.00).

Affiant

Subscribed and sworn to before me, this 4th day of January, 1993.

Notary Public

My Commission Expires:

March 26, 1994

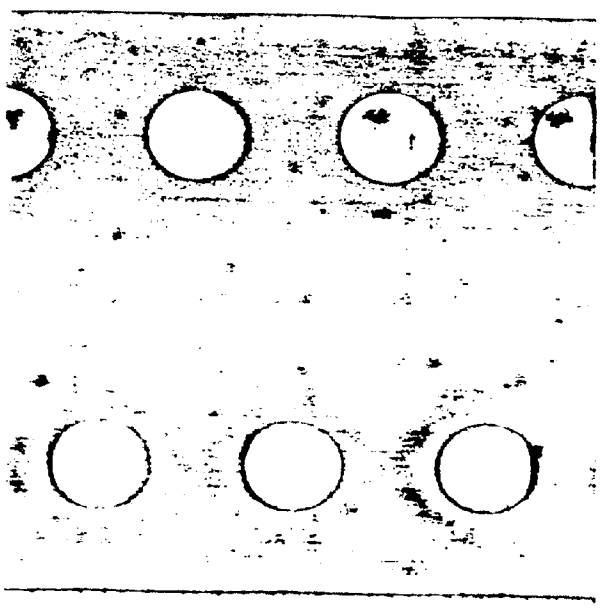
7.9 7.2 3.

IDENTIFICATION

JAN 5 11 10 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

16:49 01/05 0101 03CHECK 249.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

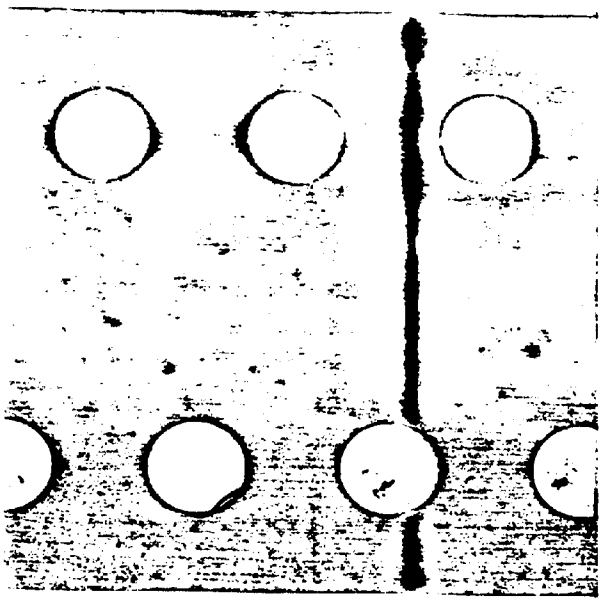
FOR _____

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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	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.50
			CHECK	249.50

01/05/93 01 11:09 0001 2649



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.2.3

IDENTIFICATION REFERENCE

JAN 5 11 10 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 607466