DEED IN LIEU OF FORECLOSURE

This Instrument Prepared By:

Robert P. Ziegler, Attorney, 201 4th Avenue North, Suite 1800, Nashville, Tennessee 37219 (615) 256-2642

Address New Owner:

First Family Financial Services, Inc.
5753 Nolensville
P. O. Box 110043
Nashville, Tennessee 37211

Send Tax Bills To:

SAME

PICK-UP

JAN 27 12 03 PM 1993
DAVIDSON COUNTY, TN
IDENTIFICATION REFERENCE
6 6 5 2 6

Map - Parcel Number: 094-02-108

THIS INDENTURE made this 23rd day of January, 1993, by and between **Paulette C. Lewis**, hereinafter called Grantor, and **First Family Financial Services, Inc.**, its successors and assigns, hereinafter called Grantee:

W I T N E S S E T H

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its 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 the easterly 35 feet of Lot No. 233 and the westerly 7-1/2 feet of Lot No. 234 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

Said parts of Lots no. 233 and 234 front together 42-1/2 feet on the southerly side of Long Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Paulette C. Lewis by Quitclaim Deed from Clarence E. Lewis, dated January 28, 1988, recorded February 2, 1988, Book 7461, page 238, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 6811, page 648.

This property also known as 1804 Long Avenue, 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 said Grantee, its successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for a mortgage of record in Book 6811, Page 651, Register's Office for Davidson County, Tennessee, payable to Security Finance and Mortgage Corp. and being recorded on March 25, 1986, and a mortgage of record in Book 7893, Page 24, said Register's Office being payable to First Family Financial Services, Inc. and under date of July 18, 1989, together with taxes for calendar year 1993, which are not yet due and payable.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

It is agreed by and between the parties hereto that this deed is an absolute conveyance of any and all title in effect as well as in form and is not intended as a mortgage, trustee conveyance or security of any kind. It is further understood by and between the parties that the consideration for this transfer, in addition to that hereinabove set forth, is the full and absolute release of all

debts, obligations and charges heretofore existing on account of and in accordance with the terms of a certain deed of trust executed by Grantor herein, Paulette C. Lewis, to John Lowe, Trustee, and securing a certain debt and/or indebtedness to First Family Financial Services, Inc.. Said deed of trust is dated July 18, 1989, and recorded in Book 7893, Page 24, Register's Office for Davidson County, Tennessee, which note and deed of trust is owned and held by the Grantee herein. It is further understood that the express purpose of this conveyance is to completely satisfy said obligation and terminate the lien created by said deed of trust and the note(s) secured thereby and any effect thereof in all respects.

WITNESS my hand this the 23RD day of January, 1993.

Paulette Lewis
PAULETTE C. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0201 01/27 0101 03CHECK 139.24

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAULETTE C. LEWIS**, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 23RD day of January, 1993.

Lisa A. Ingram
NOTARY PUBLIC

My Commission Expires:
My Commission Expires JAN. 27, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I, Kenneth E. Crisp, Jr., Branch Manager of First Family Financial Services, Inc., do hereby state that the actual consideration or value, whichever is greater, for this transfer is $7,955.73.

Kenneth E. Crisp Jr.
KENNETH E. CRISP, JR., BRANCH MANAGER
FIRST FAMILY FINANCIAL SERVICES, INC.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kenneth E. Crisp, Jr.**, with whom I am personally acquainted, and who, under oath acknowledged himself to be Branch Manager of First Family Financial Services, Inc., the within bargainor, a corporation, and that he as such Branch Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Branch Manager.

WITNESS my hand and official seal this 23RD day of January, 1993.

Lisa A. Ingram
NOTARY PUBLIC

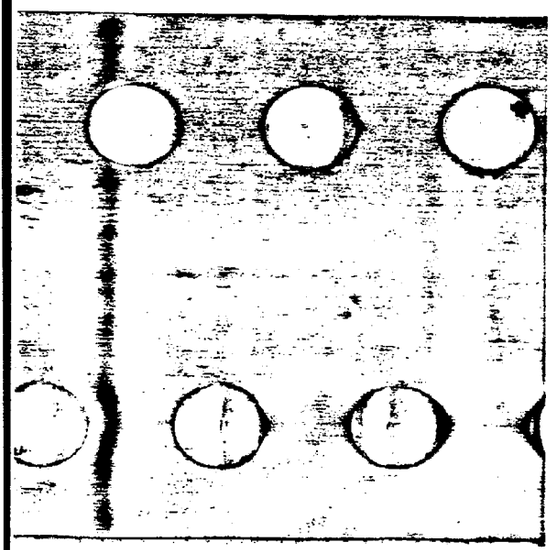
My Commission Expires:
My Commission Expires JAN. 27, 1996

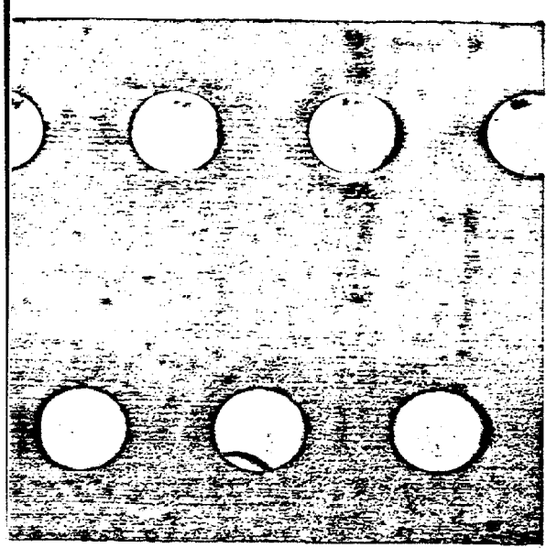
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,171.22

Kenneth E. Crisp Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1993

D. Chandler





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

RECEIVED OF _____

FOR _____

BOOK 8849 PAGE 665

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 35171.22
CON TX 130.24
PRFEE 1.00
WDEED 8.00
TOTAL 139.24
CHECK 139.24

01/27/93 01 12:05 0001 0201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8652 6

IDENTIFI REFERENCE

JAN 27 12 06 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614905