THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C
GOODLETTSVILLE, TN 37082

DEED IN LIEU OF FORECLOSURE BOOK 8862 PAGE 636

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
FRANK WALDEN 203 Walters Terrace Madison, TN 37115	SAME	MAP 23 PARCEL 94.00

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $31,180.64.

Frank L Walden
AFFIANT

Sworn to and subscribed before me this the 5th day of February, 1993.

NOTARY PUBLIC

My commission expires: 11/20/96

IDENTIFICATION REFERENCE: 91283

FEB 10 10 09 AM 1993
DAVIDSON COUNTY, TN

THIS INDENTURE Made this the 5th day of February, 1993, by and between DAVID UPTON AND WIFE, STEPHANIE UPTON, hereinafter called Grantors, and D. W. CARTER, FRANK WALDEN AND WIFE, LOURIE E. WALDEN, hereinafter called Grantees, their heirs, successors and assigns;

WITNESSETH That the Grantors, for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and the full satisfaction of the Deed of Trust herein described, does hereby convey and transfer unto said Grantees, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the south right of way of the Seaboard System Railroad and the southwesterly right of way of Old Dickerson Pike the northeast corner of this tract and continuing with the southwest right of way of Old Dickerson Pike as follow: a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S 22 deg. 50' 11" E, 62.14 feet to an iron pin; thence S 31 deg. 45' 19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, page 617, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to J. T. Leeman as follows: S 63 deg. 03' 16" W, 203.69 feet to an iron pin; thence N 61 deg. 05' 14" W, with a fence, 900.00 feet to an iron pin, a common

corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, page 180, Register's Office for Davidson County, Tennessee; thence N 26 deg. 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50 deg. angle from the center line of the main tract of the Seaboard System Roadroad; thence S 61 deg. 37' 30" E parallel with and 100.00 feet at a right angle from the center line of the main tract, 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Shepard, dated 6/19/5.

Being the same property conveyed to David Upton and wife, Stephanie Upton by deed of record in Book 8025, page 758, Register's Office for Davidson County, Tennessee.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said State where the above premises are situated.

Grantors do convenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it; and the same is unencumbered, except for a Deed of Trust which is of record in Book 8025, page 762, Register's Office for Davidson County, Tennessee.

This deed is given in full cancellation and satisfaction of Grantee's certain Deed of Trust Note given as security applicable to the above described premises and the indebtedness secured by said Deed of Trust is recorded in Book 8025 page 762, Register's Office for Davidson County, Tennessee.

Grantors further warrant that as of the date of execution of this instrument there is no pending petition in bankruptcy and Grantors have good right to execute this instrument.

WITNESS our hands this the 5 day of February, 1993.

David Upton
DAVID UPTON

Stephanie Upton
STEPHANIE UPTON

2496 02/10 0101 03CHECK 124.36

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

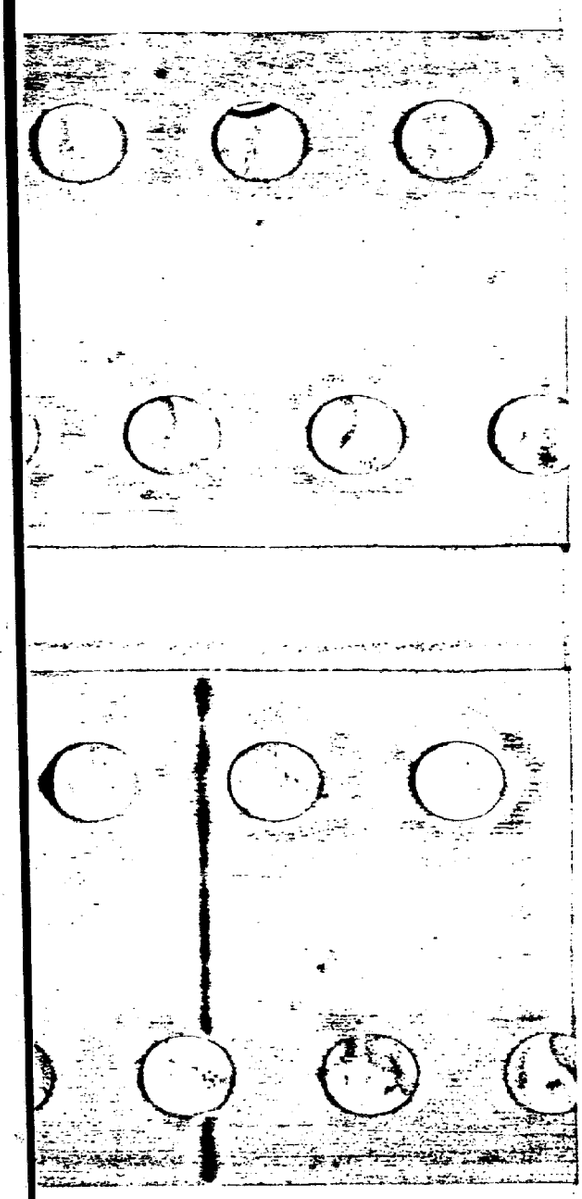
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID UPTON AND WIFE, STEPHANIE UPTON, the within named bargainors, with whom I am personally acquainted or proved to be on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 5th day of February, 1993.

Ina R. Hall
NOTARY PUBLIC

My commission expires: 11/20/96

(AFFIX SEAL)



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

RECEIVED OF _____

FOR _____

BOOK 8862 PAGE 638

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 31180.68
				CON TX 115.36
				PRFEE 1.00
				WDEED 8.00
				TOTAL 124.36
				CHECK 124.36
02/10/93	01			10:06 0001 2496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 2 8 3

IDENTIFICATION REFERENCE

FEB 10 10 08 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 620147