This Instrument Prepared By:
J. MICHAEL JACOBS, ESQ.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner(s):	Send Tax Bills To:	Map/Parcel:
James M. Beckham, et al.	SAME	91-2
845 Bresslyn Road		320
Nashville, Tennessee 37205		

DEED IN LIEU OF FORECLOSURE

WHEREAS, ROY R. SWIFT and Wife, LINDA FAYE SWIFT, executed a certain Deed of Trust dated August 27, 1991 to J. Michael Jacobs, Trustee, to secure a Note of even date therewith in the original principal amount of Twenty-one Thousand ($21,000.00) Dollars, payable to JAMES M. BECKHAM, ET AL. on the realty described below in Davidson County, Tennessee; and

WHEREAS, said Debtors have materially defaulted on the Note; and

WHEREAS, the Trustee has received instruction to foreclose from the Owners and Holders of the Note; and

WHEREAS, in lieu of foreclosure, the said ROY R. SWIFT and Wife, LINDA FAYE SWIFT have agreed to reconvey the subject realty described below;

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS, that ROY R. SWIFT and Wife, LINDA FAYE SWIFT, the Grantors herein, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the full cancellation and satisfaction for the mortgage indebtedness in favor of JAMES M. BECKHAM, ET AL., do give, grant, sell and convey unto JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM, and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON, the GRANTEES herein, their successors and assigns, all the following described real estate located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lots No. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville as of record in book 57, page 172, Register's Office for Davidson County, Tennessee.
>
> Said Lots No. 1406 and 1408 adjoin and front 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to ROY R. SWIFT and Wife, LINDA FAYE SWIFT by deed from JAMES M. BECKHAM, et al., as of record in Book 8458, Page 94, Register's Office for Davidson County, Tennessee.

This is improved property known as 5503 California Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the above granted and bargained premises with the appurtenances thereunto belonging, unto the said GRANTEES, their successors and assigns forever. The said GRANTORS do covenant for themselves, their executors and assigns, that at the

signing of these presents, that they are well seized of the above described premises as a good and indefeasible estate in fee simple, and has a good right to bargain and sell the same clear from all encumbrances whatsoever, and that they, their heirs and executors and assigns will warrant and defend said premises, with the appurtenances thereunto belonging, unto said GRANTEES, their successors and assigns, against all lawful claims and demands whatsoever. The GRANTORS further covenant that they are not presently nor have they been in the preceding twelve (12) months a party Debtor to any Petition for relief under the Federal Bankruptcy laws.

WITNESS our hand and seal of the GRANTORS this 17th day of February, 1993.

Roy R Swift
ROY R. SWIFT

Linda Faye Swift
LINDA FAYE SWIFT

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $ 21,000.00 .

James M Beckham
JAMES M. BECKHAM

Sworn to and subscribed before me this 17th day of February, 1993.

NOTARY PUBLIC

My commission expires:

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 ROY R. SWIFT and Wife, LINDA FAYE SWIFT, the GRANTORS, 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 17th day of February, 1993.

NOTARY PUBLIC

My commission expires:

01181.

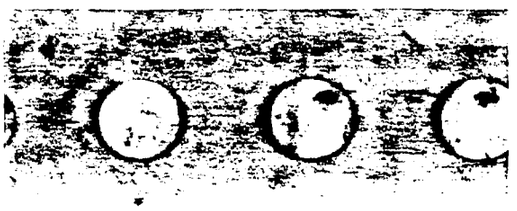
RECEIVED FOR REFERENCE
Mar 18 9 14 AM '93

01:01 03CHECK 8670

OFFICIAL RECEIPT

FELIX Z. WILSON, II

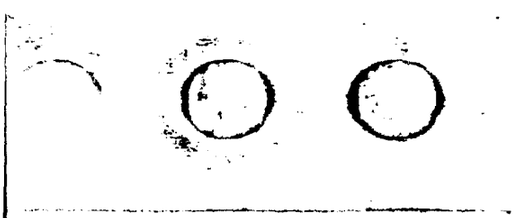
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

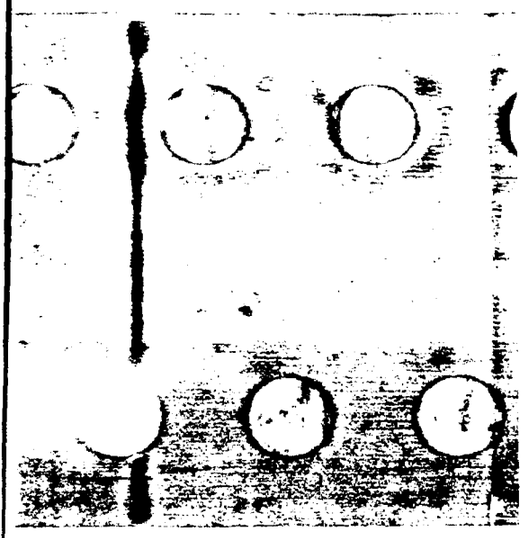
FOR _____

BOOK 8890 PAGE 269



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 21000.00
				CON TX 77.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 86.70
				CHECK 86.70
03/18/93		01		09:13 0001 3472



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 1.8: 1:

IDENTIFICATION REFERENCE

MAR 18 9 14 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.630981