THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

QUITCLAIM DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert H. Meadows, et ux 6839 Herbert Shannon Road Springfield, TN 37172	Same as New Owner	Map 11 Parcel 97 Field Bk.#10D19950

THIS QUITCLAIM DEED IN LIEU OF FORECLOSURE made and entered into on the day and date last written below, by and between CHARLES D. PATTERSON and wife, KATHY M. PATTERSON, hereinafter referred to as the "GRANTORS", and ROBERT H. MEADOWS and wife, EVELYN W. MEADOWS, hereinafter referred to as the "GRANTEES";

W I T N E S S E T H:

The GRANTORS, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, have bargained, sold and do by these presents bargain, sell, remise, release and forever quitclaim unto the GRANTEES, their heirs or assigns, all of the right, title, interest, claim or demand which the GRANTORS have or may have in and to the following described real property in Davidson County, Tennessee, to-wit:

> LAND in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, and described as follows:
>
> BEGINNING at a point in the westerly margin of Freeman Road, said point being the formerly corner of Jimmy D. Baker and V. H. Felton; thence, with the margin of said Freeman Road, S. 28 deg. E. 275.2 feet; thence, with the line of V. H. Felton, N. 86 deg. W. 714.4 feet to a point; thence, with the line of said V. H. Felton, N. 4 deg. 10 min. E. 144.0 feet; thence, with the line of said Jimmy D. Baker, N. 15 deg. W. 102.5 feet to a margin of a 50-foot right-of-way; thence, with the margin of 50-foot right-of-way, N. 63 deg. 15 min. E. 517 feet to a point in the margin of said Freeman Road; thence, with the margin of said Freeman Road, S. 26 deg. 15 min. E. 307.0 feet to the beginning, containing 4.84 acres, more or less.
>
> BEING the same property conveyed to Charles D. Patterson and wife, Kathy M. Patterson, by deed from Stephen Dwight Hinkle and wife, Betty P. Hinkle, of record in Book 6605, page 774, Register's Office for Davidson County, Tennessee.

With all of the rights and appurtenances to the said described premises in anywise appertaining or belonging to the GRANTORS.

This conveyance is made in lieu of foreclosure by the GRANTEES on that certain Deed of Trust from CHARLES D. PATTERSON and wife, KATHY M. PATTERSON, to HOMER R. AYERS, Trustee, of record in Book 6616, page 261, said Register's Office, to secure to ROBERT H. MEADOWS and wife, EVELYN W. MEADOWS, one note dated July 24, 1985, in the original principal amount of $125,000.00 with interest thereon at the rate of 10.5% per annum, payable as provided therein, as modified by a Modification Agreement of record in Book 8461, page 323, said Register's Office, with terms, provisions and conditions as contained therein.

This deed is given and accepted in part satisfaction of the indebtedness secured by the above described Deeds of Trust, as modified, to the end that the real property, as described, will no longer be security for the debt. Notwithstanding, the GRANTORS have this date executed and delivered to the GRANTEES one note of even date representing the deficiency balance on the debt, with terms, provisions and conditions as set forth therein, which note shall be considered an unsecured debt.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said parties have hereunto set their hands on this the 25th day of March, 1993.

"GRANTORS"

Charles D. Patterson
CHARLES D. PATTERSON

Kathy M. Patterson
KATHY M. PATTERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES D. PATTERSON and wife, KATHY M. PATTERSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 25th day of March, 1993.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

Charles D. Patterson
Affiant

Sworn to and subscribed before me, this the 25th day of March, 1993.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 1-23-94

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