Prepared by:

Monica D. Edwards, Esq.
112 Stahlman Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP 81-7**
Howard Caughron	SAME	Parcel 416
1218 Wedgewood Blvd.		2W 19580
Nashville, TN 37212		

DEED IN LIEU OF FORECLOSURE

WHEREAS, default has been made in the terms, conditions and payments provided for and made in a Deed of Trust dated the 11th day of June, 1990, executed by **NANCY A. EDMISTON, PATRICIA A. LANIER** and **WILMA GOODRICH**, to **GEORGE H. THOMPSON, III, TRUSTEE**, which is recorded in Book 8130, Page 683, Register's Office for Davidson County, Tennessee; and

WHEREAS, NANCY A. EDMISTON, PATRICIA A. LANIER and **WILMA GOODRICH**, desire to convey property as described below and which stands as security for the indebtedness described in the above referenced Deed of Trust in lieu of foreclosure; and

WHEREAS, the GRANTEE herein accepts this deed in satisfaction of the indebtedness described in the above referenced Deed of Trust as evidenced by recording same in the Register's Office for Davidson County, Tennessee; and

NOW, THEREFORE, in consideration of the above premises GRANTORS, **NANCY A. EDMISTON, PATRICIA A. LANIER** and **WILMA GOODRICH**, by these presents do transfer and convey unto **HOWARD L. CAUGHRON**, GRANTEE herein, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> **BEING** Lot No. 15 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.
>
> **SAID** Lot No. 15 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.
>
> **BEING** the same property conveyed to Nancy A. Edmiston, Patricia A. Lanier, and Wilma Goodrich, by deed from Howard L. Caughron of record in Book 8130, Page 680, Register's Office for Davidson County, Tennessee.

This is improved property known as 1902 Cephas Street, Nashville, Tennessee 37208.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its heirs and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized an possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except for any and all mortgages, liens, claims and any and

all unpaid taxes that may be a lien against said real estate. And they do further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 30th day of July, 1993.

Nancy A. Edmiston — Patricia A. Lanier

NANCY A. EDMISTON **PATRICIA A. LANIER**

WITNESS my hand on this 3rd day of August, 1993.

Wilma Goodrich

WILMA GOODRICH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY A. EDMISTON,** and **PATRICIA A. LANIER** ~~and WILMA GOODRICH~~ bargainors, 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, Davidson County, Tennessee, this 30th day of July, 1993.

Monica L. Edwards — My Commission Expires: 11/27/93

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **NO ($0.00) DOLLARS.**

Jennifer B. Foutch

AFFIANT

SWORN to and **SUBSCRIBED** before me this 3rd day of July, 1993.

Monica L. Edwards — My Commission Expires: 11/27/93

NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILMA GOODRICH**, 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, Davidson County, Tennessee, this 3rd day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 11/27/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 19,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF August 1993.

Deputy Register

48947
IDENTIF. & REFERENCE

93 AUG -5 PM 1:03

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9038 PAGE 617

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 19100.00
CON TX 70.67
PRFEE 1.00
MTEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 83.67

CHECK 83.67

08/05/93 01 13:03 0001 6423

48947
IDENTIFICATION REFERENCE

93 AUG -5 PM 1:03

LAWSON

No. 682803