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MAIL ENV.

01392

This Instrument Prepared By:
John Aaron Holt, Esq.
JACOBS, HOLT & MASTEN
311 White Bridge Road
Nashville, Tennessee 37209
(615) 353-0930

Address New Owner(s):	Send Tax Bills To:	Map/Parcel:
SYLVAN INVESTMENTS, INC. 95 White Bridge Rd., Ste. 402 Nashville, Tennessee 37205	SAME	8DA61556 90-11-A-83

DEED IN LIEU OF FORECLOSURE

WHEREAS, ELIZABETH JEFFRESS, Unmarried, executed a certain Deed of Trust dated April 29, 1991 to Rick M. Johnson and Amanda J. McClendon, Trustees, to secure a Note of even date therewith in the original principal amount of Twenty-nine Thousand Three Hundred Fifty ($29,350.00) Dollars, payable to SYLVAN INVESTMENTS, INC. on the realty described below in Davidson County, Tennessee; and

WHEREAS, said Debtor has 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 ELIZABETH JEFFRESS has 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 ELIZABETH JEFFRESS, the Grantor 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 SYLVAN INVESTMENTS, INC., does give, grant, sell and convey unto SYLVAN INVESTMENTS, INC., the Grantee herein, a Corporation, it's successors and assigns, all the following described real estate located in Davidson County, Tennessee, to wit:

> BEING Unit No. 83 as shown on the Plat of Rock Harbor Condominium of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, et seq., as amended in Book 6162, pages 251-270, said Register's Office.
>
> Being the same property conveyed to ELIZABETH JEFFRESS by deed from SYLVAN INVESTMENTS, INC. of record in Book 8340, Page 428, Register's Office of Davidson County, Tennessee.

This is improved property known as Unit No. H-83, 515 Basswood Avenue, Nashville, Tennessee 37209.

3648 11/03 0101 03CHECK 117.41

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 GRANTOR does covenant for herself, her executors and assigns, that at the signing of these premises, that she is 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 she, her 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 GRANTOR further covenants that she is not presently nor has she been in the preceding twelve (12) months a party Debtor to any Petition for relief under the Federal Bankruptcy laws.

WITNESS my hand and seal of GRANTOR this 7th day of October, 1993.

Elizabeth Jeffress
ELIZABETH JEFFRESS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer or value of the property transferred (whichever is greater) is $ 29,350.00 .

SYLVAN INVESTMENTS, INC.

By: Pres.

Sworn to and subscribed before me this 15th day of October, 1993.

NOTARY PUBLIC

My commission expires: July 26, 1997

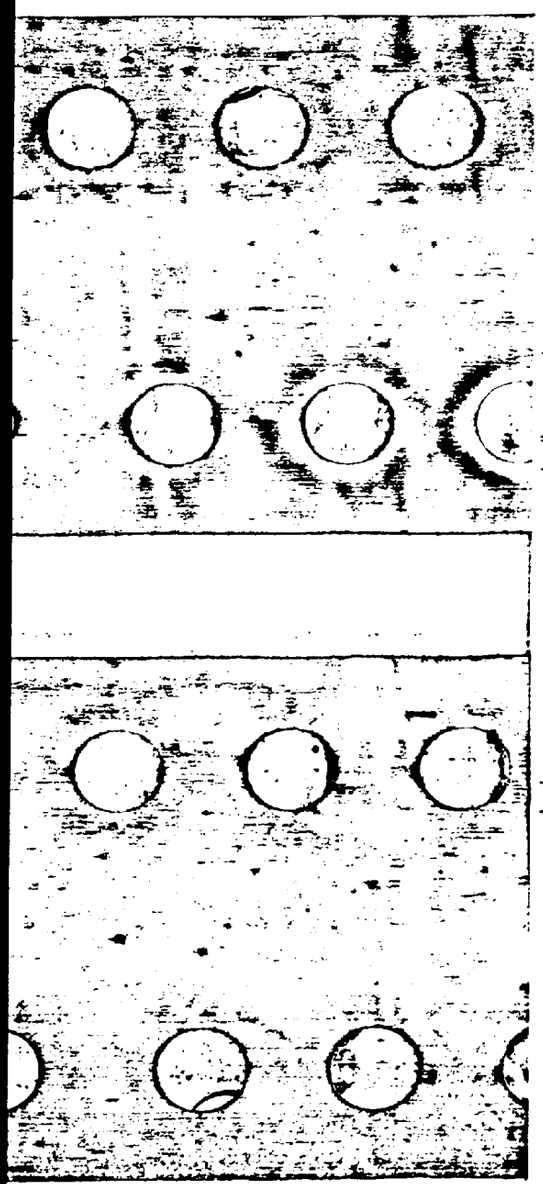
STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH JEFFRESS, the GRANTOR, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7 day of October, 1993.

NOTARY PUBLIC

My commission expires: My Commission Expires April 23, 1995



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 29350.00
CON TX 108.41
PRFEE 1.00
WDEED 8.00
TOTAL 117.41
CHECK 117.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/03/93 01 11:47 0001 3648

81392
IDENTIF. & REFERENCE

93 NOV -3 AM 11:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 717491