Box 5

BOOK 9395 PAGE 329

DEED IN LIEU OF FORECLOSURE

This Instrument Prepared By:

Robert P. Ziegler, Attorney, 201 4th Avenue North, Suite 1800, Nashville, Tennessee 37219

Address New Owner:

Commercial Credit Plan, Inc.
313A Harding Place
Nashville, Tennessee 37211

Send Tax Bills To:

SAME

Map - Parcel Number: 133-12 305

THIS INDENTURE made this 30th day of June, 1994, by and between **Fred Carl Brown, Jr.** and wife, **Patsy Brown**, hereinafter called Grantor, and **Commercial Credit Plan, Incorporated**, its successors and assigns, hereinafter called Grantee:

W I T N E S E T H

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor has bargained and sold, and by these presents do transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 36 on the Plan of Section Two Addition to Greenwood Hills of record in Plat Book 5200, page 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fred Carl Brown, Jr. and wife, Patsy Brown, as tenants by the entireties, by deed from Fred Carl Brown, Jr., dated June 2, 1988, recorded June 2, 1988, Book 7560, page 916, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 5697, page 654, and Book 5557, page 91.

This property also known as 437 Jessie Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for a mortgage of record in Book 9198, Page 969, to W.H. Bonds, Jr., Coffee County, Tullahoma, Tennessee, Trustee, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

It is agreed by and between the parties hereto that this deed is an absolute conveyance of any and all title in effect as well as in form and is not intended as a mortgage, trustee conveyance or security of any kind. It is further understood by and between the parties that the consideration for this transfer, in addition to that hereinabove set forth, is the full and absolute release of all debts, obligations and charges heretofore existing on account of and in accordance with the terms of a certain deed of trust executed by Fred Carl Brown, Jr. and wife, Patsy Brown, to W.H. Bonds, Jr., Coffee County, Tullahoma, Tennessee, Trustee, and securing a certain debt and/or indebtedness to Commercial Credit

Plan, Incorporated. Said deed of trust is recorded in Book 9198, Page 969, Register's Office for Davidson County, Tennessee. It is further understood that the express purpose of this conveyance is to completely satisfy said obligation and terminate the lien created by said deed of trust and the note(s) secured thereby and any effect thereof in all respects.

In addition to the terms agreed to in the legal documents pertaining to this transaction, by signature below, I also agree to the following terms for acceptance by both parties of this voluntary reconveyance:

1. The property will be vacated by ~~August 31~~ AUGUST 31st 1994, and will be left in good condition when vacated. If the property is vacated prior to AUGUST 31 1994, reaccess will be prohibited. No fixtures or permanent attachments may be removed from the property.

2. The occupant agrees to cooperate with Commercial Credit Plan, Inc. to provide entrance to the property, including, but not limited to, entrance for appraisal, repair, listing and subsequent showing of the property. It is expected that this will be done in an agreeable manner. If entrance is required, we will be notified, by telephone, a day in advance.

WITNESS our hands this the 30th day of June, 1994.

Fred Carl Brown Jr
FRED CARL BROWN, JR.

Patsy Brown
PATSY BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRED CARL BROWN, JR.** and wife, **PATSY BROWN**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 1994.

Barbara Cliniard
NOTARY PUBLIC

My Commission Expires:
4-10-95

BARBARA CLINIARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I, Jeff Grimes, Manager of Commercial Credit Plan, Inc., do hereby state that the actual consideration or value, whichever is greater, for this transfer is ~~$59~~ 166.96.

JEFF GRIMES
Manager
Commercial Credit Plan, Inc.
313A Harding Place
Nashville, Tennessee 37211

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeff Grimes,** Manager of Commercial Credit Plan, Inc., with whom I am personally acquainted, and who, under oath acknowledged that he executed the foregoing Affidavit for the purpose therein contained.

WITNESS my hand and official seal this 30th day of June, 1994.

NOTARY PUBLIC

My Commission Expires:
4-10-95

BARBARA CLINARD NOTARY PUBLIC STATE AT LARGE TENNESSEE

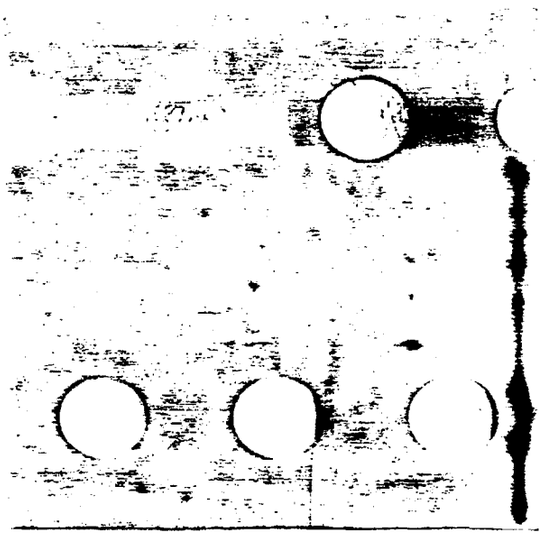
67014

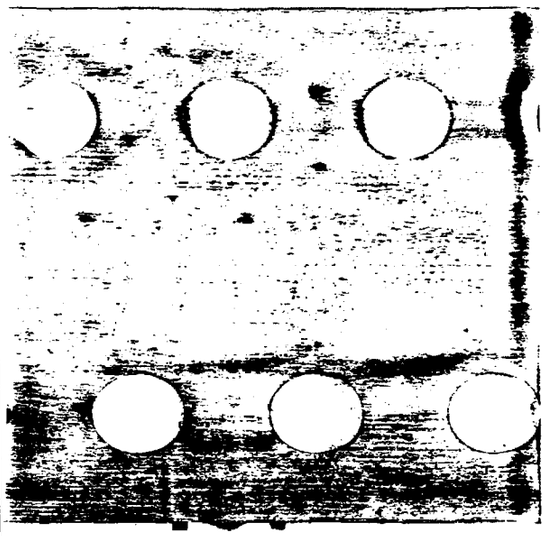
IDENTIFICATION REFERENCE

94 JUL -1 PM 1:51

FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

2602 07/01 0101 03CHECK 232.04





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

RECEIVED OF _____

FOR _____

BOOK 9395 PAGE 332

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	59166.96
CON TX	219.04
PRFEE	1.00
MISC	12.00
TOTAL	232.04
CHECK	232.04

07/01/94 01 13:52 0001 2602

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67014
IDENTIFICATION REFERENCE

94 JUL -1 PM 1:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809258