9626

BOOK 9626PG156

Box 37
LRH

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John R. Lindahl, Jr. and wife, Alice L. Lindahl c/o State Industries, Inc. 500 Bypass Road Ashland City, Tennessee 37015	142-00-20.01	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, John R. Lindahl, Jr. and wife, Alice L. Lindahl, ("Lender") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust (the "Deed of Trust") conveying certain property (the "Property") from George A. Parrott and wife, Janis C. Parrott ("Grantors") to Larry T. Thrailkill, Trustee, of record in Book 9030, page 650, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantors wish to convey the Property to Lender in exchange for the Lender's agreement to forbear certain collection efforts; and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 544,500.00 .

John R. Hayner
Affiant

Subscribed and sworn to before me this 23rd day of March, 1995.

Lee Anne Ellis
Notary Public
My Commission Expires: 11.22.97

LEE ANNE ELLIS
NOTARY PUBLIC
STATE OF TENNESSEE

217294.1 LLANE
057046-000 3/17/95

WHEREAS, it is the intention of Grantors and Lender that the Secured Indebtedness shall remain a binding obligation of Grantors;

NOW, THEREFORE, in consideration of Lender's forgiveness of One and No/100 Dollars ($1.00) of the Secured Indebtedness, the sufficiency of which is acknowledged, and with the express understanding that the remaining amount of the Secured Indebtedness shall remain the binding obligation of Grantors to Lender, Grantors hereby convey the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (but without Lender assuming) the following (the "Permitted Exceptions"):

1. Real Estate taxes for the current year, a lien not yet due and payable. 1993 and 1994 Real Estate taxes, now delinquent plus penalty and interest.

2. Deed of Trust from George M. Parrott and wife, Janis C. Parrott to Stephen C. Baker, Trustee of record in Book 5712, page 990, as amended in Book 5760, page 777, and Book 9193, page 494, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from George M. Parrott and wife, Janis C. Parrott to Gary L. Scott, Trustee, of record in Book 7319, page 479, Register's Office for Davidson County, Tennessee.

5. Deed of Trust from George M. Parrott and wife, Janis C. Parrott to Teri Hasenour Gordon, Trustee, of record in Book 8961, page 643, re-recorded in Book 9072, page 534, Register's Office for Davidson County, Tennessee.

4. Deed of Trust from George A. Parrott and wife, Janis C. Parrott to Larry T. Thrailkill, Trustee, of record in Book 9030, page 650, as amended in Book 5760, page 777 and Book 9193, page 494, Register's Office for Davidson County, Tennessee.

5. Sanitary Sewer Easement of record in Book 4441, page 496, Register's Office for Davidson County, Tennessee.

6. Right-of-Way Deed for Highway Purposes of record in Book 5077, page 938, Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants of record in Book 3375, page 271, Register's Office for Davidson County, Tennessee.

Grantors covenant with Lender that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

GRANTORS FURTHER ACKNOWLEDGE AND AGREE THAT LENDER IS TAKING TITLE TO BUT IS NOT ASSUMING ANY OF THE INDEBTEDNESS EVIDENCED OR SECURED BY THE PERMITTED EXCEPTIONS.

Grantors further covenant to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

Executed this 23RD day of March, 1995.

George M. Parrott
GEORGE M. PARROTT

Janis C. Parrott
JANIS C. PARROTT

This is improved property, being known as 7505 Highway 70 South, also known as Lot No. 3 on the unrecorded Map of the Lands of John and Joseph Flynn of record in Book 3, page 15, Chancery Court, Nashville, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LORE H. PHELPS, Notary Public, GEORGE M. PARROTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 1995.

Lore H. Phelps
Notary Public
My Commission Expires: 11-20-96

LORE H. PHELPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, LORE H. PHELPS, Notary Public, JANIS C. PARROTT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of March, 1995.

Lore H. Phelps
Notary Public
My Commission Expires: 11-20-96

LORE H. PHELPS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being a part of Lot No. 3 on the Map showing the Division of the Lands in the Cause of Schild vs. Flynn in Part No. 1 of the Chancery Court at Nashville as shown by the Plan of record in Plan Book 3, page 15, of said Chancery Court and being known as Lot No. 3 on the unrecorded Map of the Lands of John and Joseph Flynn, and described as follows:

Beginning at a point in the south margin of U. S. Highway No. 70 at the corner of Lot Nos. 2 and 3 of said unrecorded subdivision; thence with the line between said lots, southerly 350 feet to a point; thence easterly 118.6 feet, more or less to a point; thence northerly 350 feet to a point in the south margin of U. S. Highway No. 70; thence with the margin of the same, westerly 118.6 feet, more or less, to the beginning.

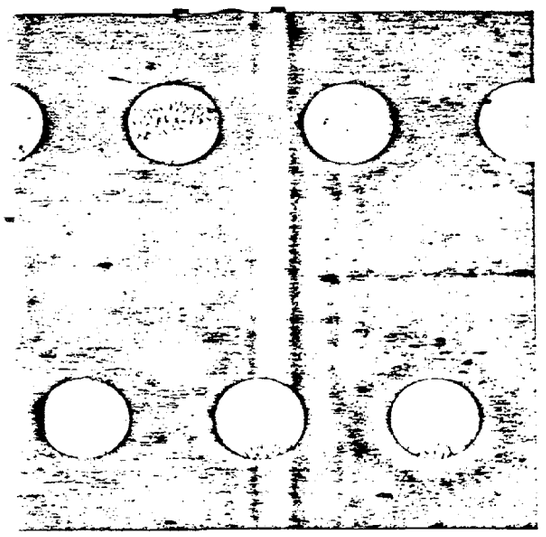
Being the same property conveyed to George M. Parrott and wife, Janis C. Parrott by deed of record in Book 5712, page 987, Register's Office for Davidson County, Tennessee.

44650
IDENTIF. & REFERENCE

95 MAR 23 PM 3:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3256 03/23 0101 03CHECK 2035.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

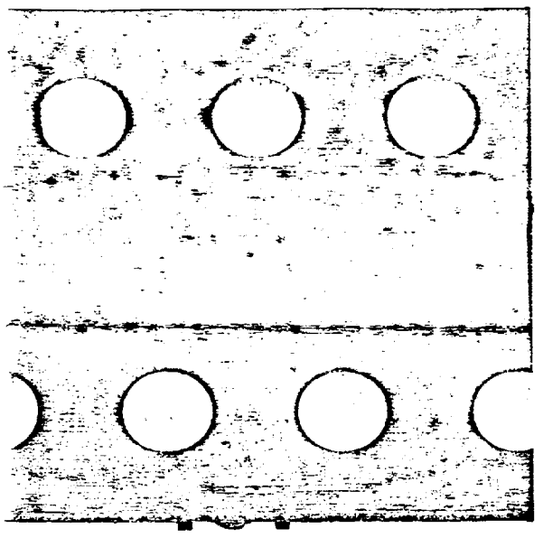
RECEIVED OF _____

FOR _____

BOOK 9626 PG 161

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
544500.00
CON TX 2014.65
PRFEE 1.00
WDEED 20.00
TOTAL 2035.65
CHECK 2035.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/23/95 01 15:20 0001 3256

44650
IDENTIF. & REFERENCE

95 MAR 23 PM 3:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 892820