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:

Ford Consumer Finance Company, Inc.
P. O. Box 650404
Dallas, Texas 75265-0404

Send Tax Bills To:

SAME

Map - Parcel Number: 162-13 171.00

THIS INDENTURE made this 8th day of August, 1995, by and between **Ronnie R. Ewing**, hereinafter called Grantor, and **Ford Consumer Finance Company, Inc.**, its successors and assigns, hereinafter called Grantee:

W I T N E S 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 does 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF DREAMLAND ESTATES, SOUTHEAST, SECTION 1, OF RECORD IN BOOK 5200, PAGE 646, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE LEGAL DESCRIPTION OF SUBJECT LOT.

BEING THE SAME PROPERTY CONVEYED TO RONNIE R. EWING BY DEED FROM DANIEL M. WADE, UNMARRIED OF RECORD IN BOOK 9433, PAGE 712, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property also known as 805 Ilawood Court, 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. I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

I further covenant and bind myself, my 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 Ronnie R. Ewing to John M. Jordan, Davidson Co., Trustee, and securing a certain debt and/or indebtedness to Ford Consumer Finance Company, Inc.. Said deed of trust is dated December 8, 1994, and recorded in Book 9547, Page 321, 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 8/8/95 and will be left in good condition when vacated. If the property is vacated prior to this date, reaccess will be prohibited. No fixtures or permanent attachments may be removed from the property.

2. The occupant agrees to cooperate with Ford Consumer Finance Company, 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, I will be notified, by telephone, a day in advance. If written notification is required, I agree to vacate the property within five (5) days of receipt of the written notification.

WITNESS our hands this the 8th day of August, 1995.

RONNIE R. EWING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONNIE R. EWING**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 8 day of ~~July~~ Aug, 1995.

NOTARY PUBLIC

My Commission Expires:

5/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

I, Robert P. Ziegler, Attorney, 201 4th Avenue North, Suite 1800, Nashville, Tennessee 37219, preparer of the foregoing Deed in Lieu of Foreclosure do hereby state that the actual consideration or value, whichever is greater, for this transfer is $74,184.50.

ROBERT P. ZIEGLER, ATTORNEY

BOOK 9799 PG 742

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert P. Ziegler,** Attorney, 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 8th day of ~~July~~ AUGUST 1995.

Lois L. Yates
NOTARY PUBLIC

My Commission Expires:

01/24/95

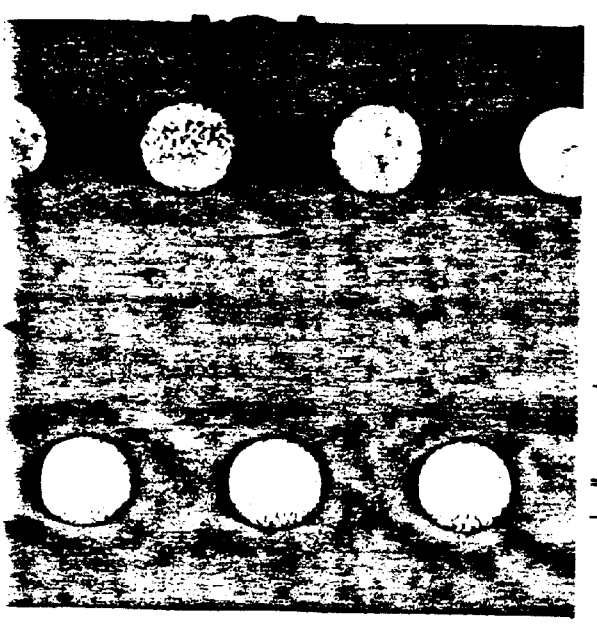
01019967
IDENTIF. & REFERENCE

PICK-UP

95 SEP 20 AM 10:09

RECEIVED & RECORDED
DAVIDSON COUNTY, TN.

5935 09/20 0101 03CHECK 287.54



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

RECEIVED OF _____

FOR _____

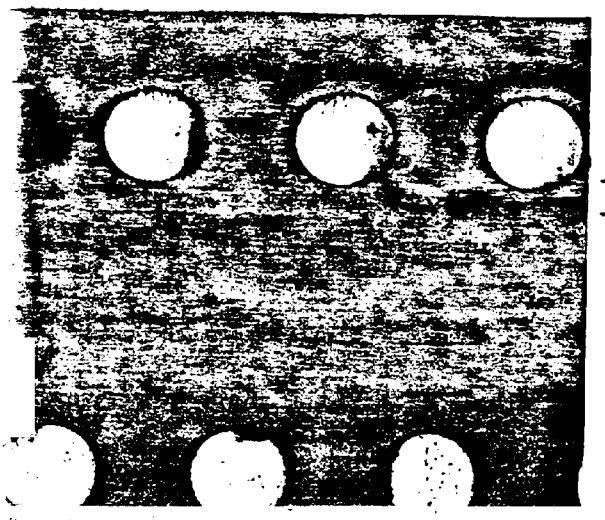
BOOK 9799 PG 743

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 74184.50
CON TX 274.54
PRFEE 1.00
WDEED 12.00
TOTAL 287.54
CHECK 287.54

09/20/95 01 10:09 0001 5935



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0101967
IDENTIF. ↑ REFERENCE

95 SEP 20 AM 10: 09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954773