BOOK 9817 PG 797

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: 069-16-0 064.00

THIS INDENTURE made this 8TH day of SEPTEMBER, 1995, by and between **Edward Williams, Jr. and wife, Sheryal Renna Williams,** hereinafter called Grantors, 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 Grantors have 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:

LAND IN THE 13TH, FORMERLY THE 23RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT #9, IN THE MAP OF J. J. HOZAPFELS SUBDIVISION, BORDEAUX, TENNESSEE, NOT OF RECORD; DESCRIBED ACCORDING TO A SURVEY MADE BY WATKINS AND MURRAY, SURVEYORS, MARCH 2, 1949, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ELIZABETH ROAD, FORMERLY ELIZABETH STREET, AT A POINT 100 FEET EAST OF THE PROPERTY CONVEYED TO FRANK DYE AND WIFE, BY DEED FROM J.J. HOLZAPFELS AND WIFE, OF RECORD IN BOOK 1584, PAGE 528, REGISTER'S OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS 9 AND 10, THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHERLY 156.15 FEET TO THE SOUTHERLY LINE OF R. WALTER CUNDALL'S PROPERTY, THENCE WITH SAID LINE EASTERLY 100 FEET TO THE CORNER OF LOTS 8 AND 9; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWARDLY 156.15 FEET TO THE NORTHERLY MARGIN OF ELIZABETH ROAD, FORMERLY ELIZABETH STREET; THENCE WITH SAID ROAD WESTWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EDWARD WILLIAMS, JR. AND WIFE, SHERYAL RENNA WILLIAMS BY DEED FROM VICKEY WOODS, EXECUTRIX UNDER THE WILL OF PARTHENA M. CONN OF RECORD IN BOOK 7367, PAGE 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property also known as 1605 Elizabeth Road, Nashville, Tennessee 37218.

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 as otherwise herein set out.

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 Edward Williams, Jr. and wife, Sheryal Renna Williams to John M. Jordan, Trustee, and securing a certain debt and/or indebtedness to Ford Consumer Finance Company, Inc.. Said deed of trust is dated July 28, 1994, and recorded in Book 9428, Page 649, 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 signatures below, we also agree to the following terms for acceptance by both parties of this voluntary reconveyance:

1. The property will be vacated by _____ 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 occupants agree 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, we will be notified, by telephone, a day in advance. If written notification is required, we agree to vacate the property within five (5) days of receipt of the written notification.

WITNESS our hands this the 8 day of Sept, 1995.

X Edward Williams Jr.
EDWARD WILLIAMS, JR.

X Sheryal R. Williams
SHERYAL RENNA WILLIAMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD WILLIAMS, JR. AND WIFE, SHERYAL RENNA WILLIAMS**, 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 8 day of Sept, 1995.

NOTARY PUBLIC

JOHN MICHAEL COVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/27/98

BOOK 9817 PG 793

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 $ 57,648.86 .

ROBERT P. ZIEGLER, ATTORNEY

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 3rd day of October, 1995.

NOTARY PUBLIC

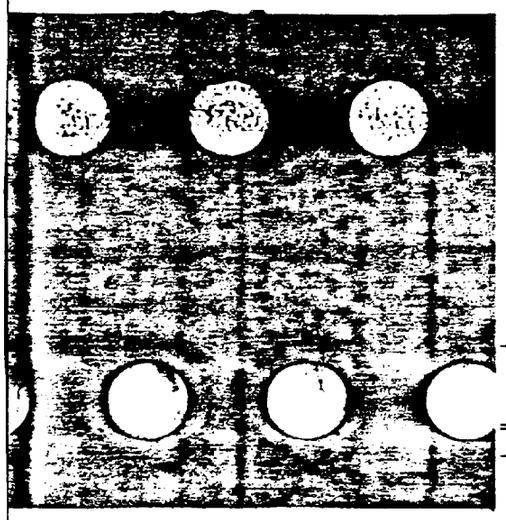
My Commission Expires:
01/24/98

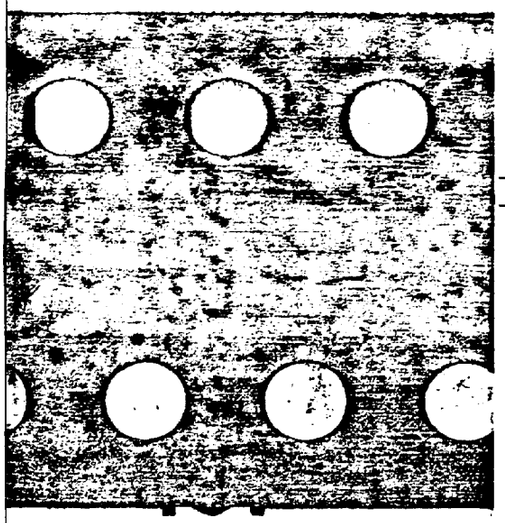
01108522
IDENTIF. ⇑ REFERENCE

95 OCT -4 AM 11:01

FELIX A. ROBERTSON REG. CLERK
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9817 PG 800

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57648.86
CON TX 213.12
PRFEE 1.00
WDEED 12.00
TOTAL 226.12
CHECK 226.12

10/04/95 01 11:04 0001 2845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108522
IDENTIF. ↑ REFERENCE

95 OCT -4 AM 11:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 961628