State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 10,000.00

Johnny Burroughs
Affiant

Sworn to and subscribed before me this 12th day of December, 1995.

Robert A. Donnell
NOTARY PUBLIC

My Commission Expires: 11/27/99

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, et ux	Same	Map 81-6
2409 Lloyd Avenue		Par. 439
Nashville, TN 37218		

Mail

THIS INDENTURE made this 12 day of Dec., 1995, by and between Roosevelt Young and Francine Batson, hereinafter called Grantors, and Johnny Burroughs and wife, Linda Burroughs, their successors and assigns, hereinafter called Grantees:

WITNESSETH

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), 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, does transfer and convey unto the said Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 48 on the Map of George Shield's Second Addition to North Nashville, as of record in Book 57, page 146, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 48 fronts 50 feet on the northerly side of St. Louis Avenue or Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Roosevelt Young and Francine Batson, as tenants in common, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Book 9413, page 703, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1726 St. Louis Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns forever. We covenant with the said Grantees 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 Grantees, their 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, trust conveyance or security of any kind. It is further understood by and between the parties that the consideration for this transfer, in addition 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 Roosevelt Young and Francine Batson to Robert F. Spann, Trustee, and securing a certain debt and/or indebtedness to Johnny Burroughs and wife, Linda Burroughs. Said deed of trust is dated March 1, 1994, and is recorded in Book 9413, Page 705, Register's Office for Davidson County, Tennessee.

It is further understood by and between the parties that the express purpose of this conveyance is to completely satisfy the obligation, evidenced by the deed of trust note, and to terminate the lien which exists through the deed of trust and the note secured thereby, and any effect thereof in all respects.

Roosevelt Young
ROOSEVELT YOUNG

Francine Batson
FRANCINE BATSON

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 Roosevelt Young and Francine Batson, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this, the 12th day of December, 1995.

Robert A C Donnald
NOTARY PUBLIC

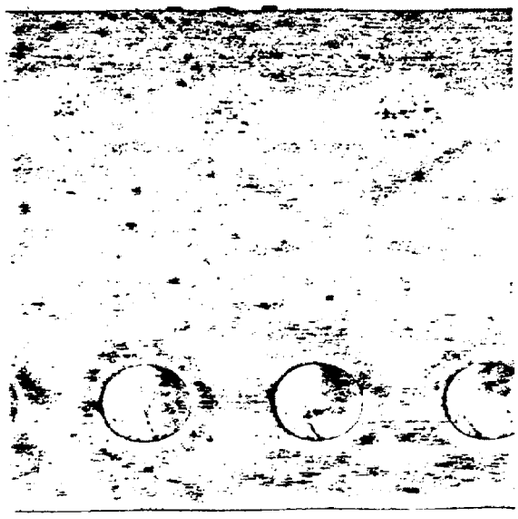
My Commission Expires: 11/27/99

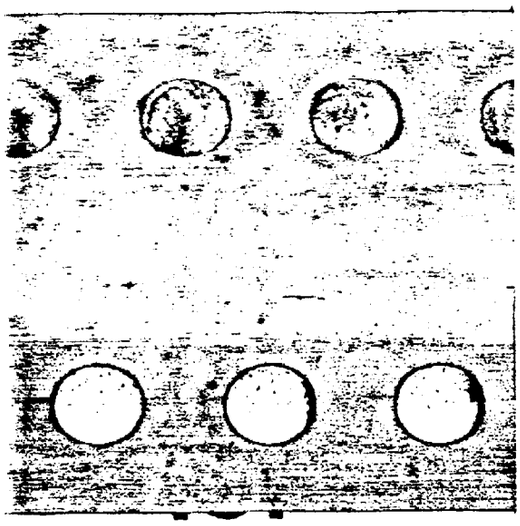
NOTARY PUBLIC DAVIDSON COUNTY

0136433
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 12:51
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3025 12/29 0101 03CHECK 46.00





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

RECEIVED OF _____

FOR _____

BOOK 9903 PG 413

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

12/29/95 01 12:50 0001 3025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0136433
IDENTIF. ↑ REFERENCE

95 DEC 29 PM 12:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 991406