Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9973 PG 956

ADDRESS NEW OWNER:

J.O. JONES AND WIFE, MARY W. JONES
621 ELLEN DRIVE
GOODLETTSVILLE, TN 37072

SEND TAX BILLS TO:

SAME

MAP & PARCEL NO:

MAP 51-16, PARCEL 14

96 MAR -8 PM 1:40
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE 0158389

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STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE OF THE HEREIN PROPERTY, FOR THIS TRANSFER, WHICHEVER IS GREATER, IS $155,315.56.

James O. Jones
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF March 1996.

Denise C. Allis
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-11-96

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE DENISE C. ALLIS

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantees' relinquishing and giving up their rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Deed of Trust, of record in Book 9615, page 927, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, JAMES L. CAMP, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said J.O. JONES AND WIFE, MARY W. JONES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A",

which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4434 BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 4th day of March, 1996.

James L. Camp
JAMES L. CAMP

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. CAMP, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 4th day of March, 1996.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE
DENISE C. ALLIS
SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Being Lot No. 9 of Block No. 4 on the plan of A.J. McGaughey's Hayesboro Subdivision, as of record in Book 547, pages 15 and 16, Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 87 feet 6 inches on the westerly side of Hayesboro Drive and runs back 296 feet on the southerly line and 300 feet on the northerly line with the southerly margin of a 12-foot 6 inch private road to the easterly margin of a 40-foot road, now called Brush Hill Road, measuring 100 feet thereon.

Being the same property conveyed to James L. Camp, unmarried, by Warranty Deed from J.O. Jones and wife, Mary W. Jones, of record in Book 9615, page 916, Register's Office for Davidson County, Tennessee.

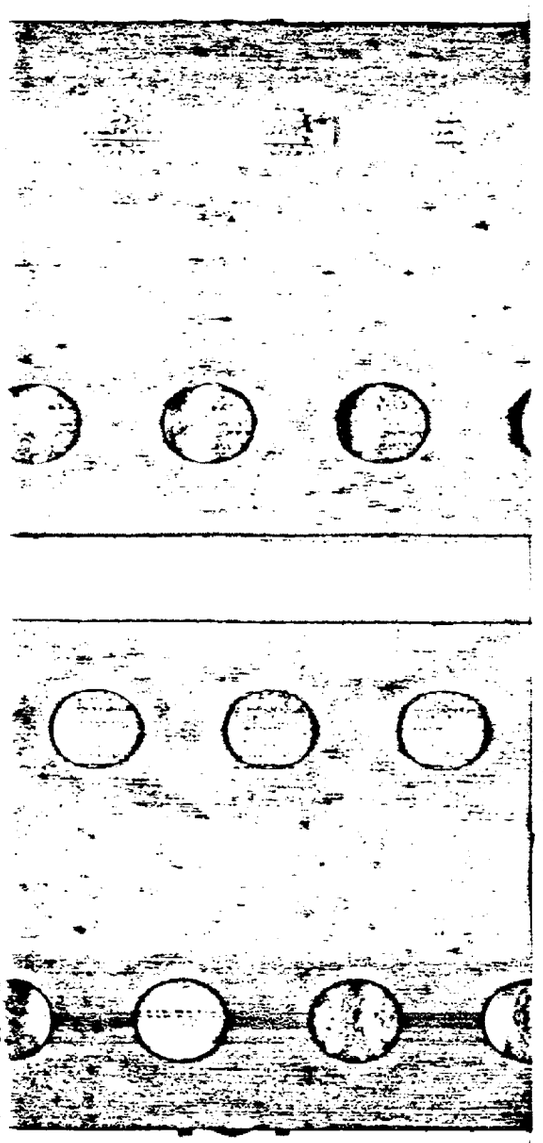
EXHIBIT 'B'

1. Real property taxes for 1996 and all future years.

2. All matters set forth on the Plan of record in Book 547, pages 15 and 16, said Register's Office.

3. Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 4241, page 925, said Register's Office.

5557 03/03 0101 03CHECK 587.67



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 959

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
155315.56
CON TX 574.67
PRFEE 1.00
WDEED 12.00
TOTAL 587.67
~~CHECK 587.67~~
~~96 MAR 05 01 12:44 0001 8557~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158389
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 1:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014653