0158462

IDENTIF. ↑ REFERENCE BOOK 9974 PG 171 26B

95 MAR -8 PM 2:31

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

SEND NEW TAX BILLS
TO NEW OWNER:
Wilson Enterprises, Inc.
302 42nd Avenue North
Nashville, Tennessee 37209

Prepared by:
Robert J. Notestine, III
104 Woodmont Blvd., Suite 115
Nashville, Tennessee 37205

Map 150-01
Parcel 307

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 4 day of March, 1996, between Stephen C. Sullivan, hereinafter called Grantor, and Wilson Enterprises, Inc., a Tennessee Corporation, its successors and assigns, hereinafter called Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, the receipt of this is hereby acknowledged, and other valuable consideration, the Grantor has bargained and sold, and by these presents does transfer and convey unto the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit:

Described property in Davidson County, Tennessee, being Lot No. 60 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, as amended in Book 5071, Page 711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen C. Sullivan by Special Warranty Deed from Secretary of Veteran Affairs of record in Book 9684, Page 455, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 541 Owendale Drive, Antioch, Tennessee 37013.

Wilson Enterprises, Inc. is the sole holder of the Promissory Note dated September 7, 1995 from Stephen C. Sullivan to Morley Cowan and Wilson Enterprises, Inc. Morley Cowan for valuable consideration has assigned his interest in said Promissory Note to Wilson Enterprises, Inc.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever. I covenant with the 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 in 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 whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations and charges heretofore existing on account of and by the terms of that certain Deed of Trust encumbering the

property herein conveyed. Said Deed of Trust is dated September 7, 1995 and recorded in Book 9792, Page 680, said Register's Office, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and note secured thereby, and any effect thereof in all respects.

Grantor further warrants that as of the date of execution of this instrument, he has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Stephen C. Sullivan
Grantor

6531 03/08 0101 03CHECK 48.13

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 **Stephen C. Sullivan**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness our hand and official seal at Nashville, Tennessee, this 4th day of March, 1996.

J. E. Sprull
Notary Public

J. E. SPRUILL NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Commission Expires 10-12-99

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater, for this transfer of Ten Thousand Five Hundred Seventy Five and 34/100 Dollars ($10,575.34).

Affiant

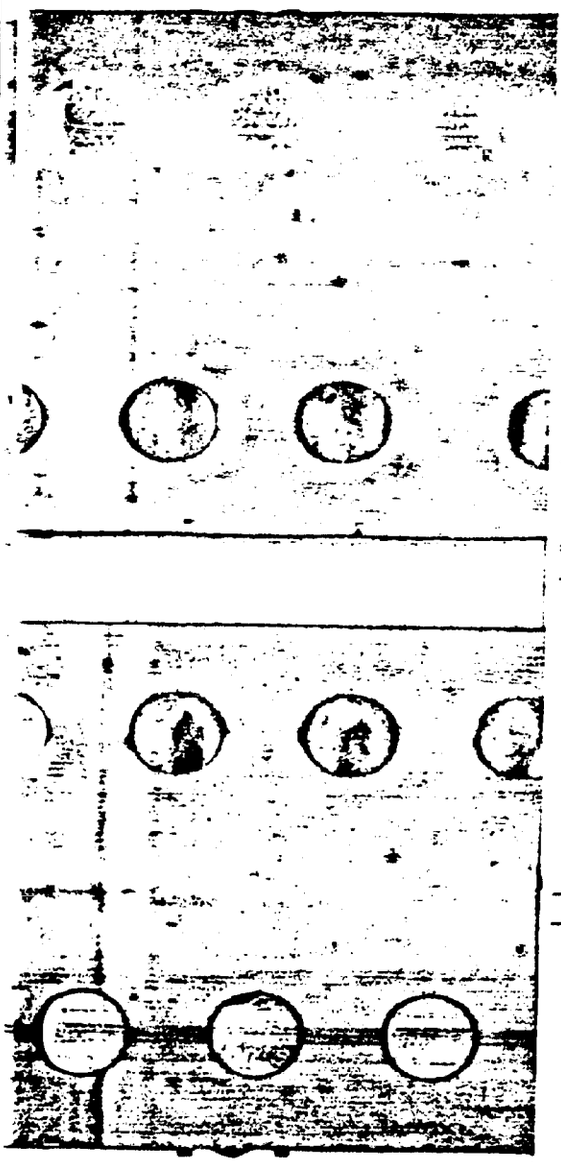
Subscribed and sworn to before me, this 4th day of March, 1996.

J. E. Sprull
Notary Public

J. E. SPRUILL NOTARY PUBLIC AT LARGE TENN. WILLIAMSON CO.

My Commission Expires:

10-12-99



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

RECEIVED OF _____

FOR _____

BOOK 9974 PG 173

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
			MAMT 10575.34	
			PRFEE 1.00	
			WDEED 8.00	
			VOID	
			MAMT 10575.34-	
			CAMT 10575.34	
			CON TX 39.13	
			TOTAL 48.13	
			CHECK 48.13	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158462
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 2:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014727