State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 5000.00

Affiant

Sworn to and subscribed before me this 3rd day of January, 1997

NOTARY PUBLIC

My Commission Expires: 1/5/2000

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/248-2300

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Johnny Burroughs, et ux	Same	Map 81-8
2409 Lloyd Avenue		Parcel 433
Nashville, TN 37218		

THIS INDENTURE made this 3RD day of Jan, 1997, by and between **Tommy Brewer** and wife, **Hazel Brewer**, hereinafter called Grantor, and **Johnny Burroughs**, and wife, **Linda Burroughs**, their successors and assigns, hereinafter called Grantee:

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 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, described as follows:

Being the easterly half of Lot No. 186 and the westerly 35 feet of Lot No. 187 on the Plan of North Nashville Real Estate Company's property, as of record in Book 21, page 105, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 186 and 187 front together 60 feet on the southerly side of Buchanan Street, formerly Carroll Street, and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to Tommy Brewer, and wife, Hazel Brewer, by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Book 9922, page 683, Register's Office for Davidson County, Tennessee.

This is improved property known as 513 Buchanan Street, Nashville, TN 37208.

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 seised 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, 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 Tommy Brewer, and wife, Hazel Brewer 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 January 2, 1996, and is recorded in Book 9922, Page 686, 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.

Tommy Brewer Hazel Brewer

Tommy Brewer **Hazel Brewer**

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 **Tommy Brewer**, and wife, **Hazel Brewer** 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 my hand and official seal at Nashville, Tennessee, this, the 3rd day of January, 1997

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

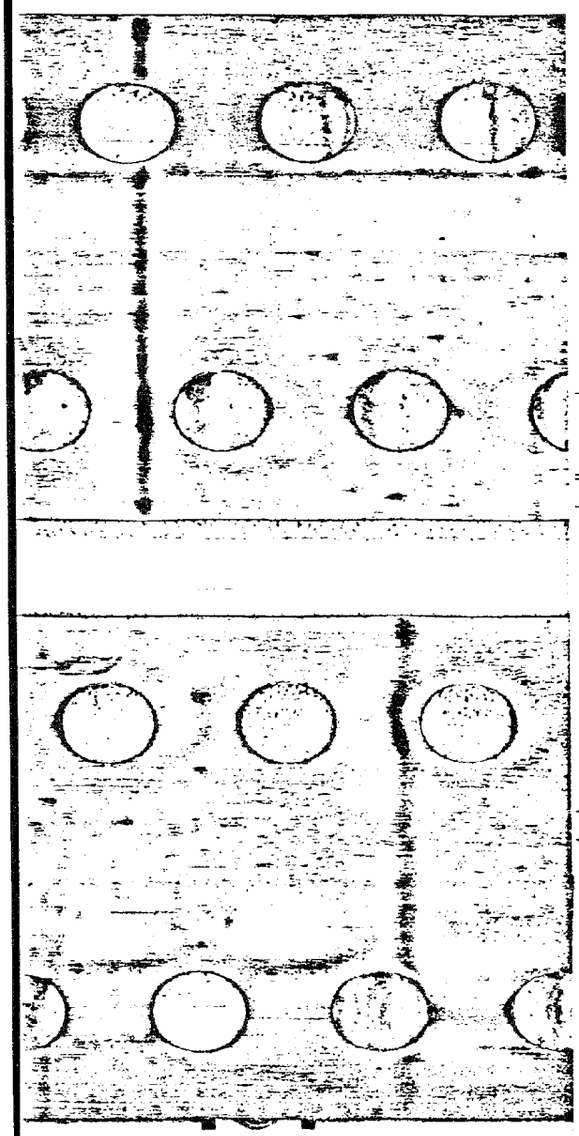
My Commission Expires: 1/29/2000

0264834
IDENTIF. & REFERENCE

97 JAN 16 PM 2:01

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

5517 01/16 0101 03CHECK 18.25



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

RECEIVED OF _____

FOR _____

BOOK 10321 PG 868

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	2500.00
CON TX	9.25
PRFEE	1.00
WDEED	8.00
TOTAL	18.25
CHECK	18.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5517

0264834
IDENTIF. & REFERENCE
97 JAN 16 PM 2:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1108018