OFF REC



Box 40-

SEND TAX BILLS TO NEW OWNER:
Associates Financial Services Company of Tennessee, Inc.
300 Decker Drive, Suite 300
Irving, Texas. 75062

Map 83-4
Parcel 163

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

## DEED IN LIEU OF FORECLOSURE

**FOR AND IN CONSIDERATION** of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the cancellation of a Lien as secured by Deed of Trust and the cancellaton of a Loan Agreement debt dated August 20, 1996, executed by Catherine M. Gaston, unmarried in the Principal Balance of $76,866.15 plus finance charges, payable to the order of Associates Financial Services Company of Tennessee, Inc., said Deed of Trust being of record in Book 10163, page 992, conveying the within realty to Karen Taylor, Trustee, Register's Office for Davidson County, Tennessee, I, CATHERINE M. GASTON, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC. hereinafter called the Grantee, its successors and assigns, certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Rosebank Park of record in Book 2083, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Catherine M. Gaston, by deed from Delta Aline Dixon, unmarried, dated February 22, 1991, recorded March 11, 1991, of record in Book 8307, page 484, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2332 Carter Avenue, Nashville, Tennessee. 37206.

Associates Financial Services Company of Tennessee, Inc. joins in this instrument for the purpose of acknowledging the cancellation of the lien and debt referred to above, and does hereby cancel said Lien and debt of record in Book 10163, page 992, said Register's Office. The Grantee assumes and agrees to pay all outstanding land taxes that are a lien against the land herein conveyed.

**TO HAVE AND TO HOLD** 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 do covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend

the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day, month, and year as appears in the acknowledgements.

Catherine M. Gaston
CATHERINE M. GASTON

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY: _____
VICE-PRESIDENT

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Catherine M. Gaston, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of May, 1997.

James A Luker
Notary Public
Commission Expires: 11-22-9

STATE OF TEXAS
County of Dallas

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared F E Troncone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged Him self to be the Assistant Vice-President of Associates Financial Services Company of Tennessee, Inc., the within named bargainor, a corporation and that He, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Him self as such officer.

Witness my hand and official seal at office this 12 day of June, 1997.

_____
Notary Public
Commission Expires: 5-1903

STEPHEN J. VITALE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-19-98

6700 06/24 0101 03CHECK 30.40

97 JUN 24 PM 12:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

03191 43
IDENTIF. # REFERENCE

OFF REC

OFF REC



STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $76,866.13.

Robert F. Doyle

Affiant

Subscribed and sworn to before me, this 28th day of May.

Johanne A. Lubbers

Notary Public

Commission Expires: 11-22-97

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

OFF REC

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

RECEIVED OF _____

FOR _____

BOOK 10503 PG 588

| | | |
|---|---|---|
| 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 76866.13 | |
| | | | CON TX 284.40 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 12.00 | |
| | | | ~~TOTAL 297.40~~ | |
| | | | ~~CHECK 297.40~~ | |
| 06/24/97 | 01 | 12:45 0001 | 6700 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VOID
WDEED 12.00
WDEED 16.00
~~TOTAL 4.00~~
~~CHECK 4.00~~

06/24/97 01 12:45 0001 6701

Total # 301.40

No. 1166530

03191143
IDENTIF. ← REFERENCE

97 JUN 24 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.