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Mail

**THIS INSTRUMENT PREPARED BY:**
**MARTIN C. GINER, ATTORNEY**
**222 SECOND AVENUE NORTH**
**326 WASHINGTON SQUARE**
**NASHVILLE, TN 37201**
**(615) 259-9222**

# WARRANTY DEED IN LIEU OF FORECLOSURE

| Address of New Owner: | Send Tax Bills To: | Map/Parcel No: |
|---|---|---|
| Barbara Wade and<br>James I. Caldwell III<br>4348 Beekman Drive<br>Nashville, TN 37215 | Same | 022-00-0<br>187.00 |

**FOR AND IN CONSIDERATION** of satisfaction of the debt owed by Mark Hayes ("Grantor") to Barbara K. Wade and James I. Caldwell III ("Grantees") secured by an Installment Deed of record in Book 7332, Pages 821 through 822, Register's Office for Davidson County, Tennessee, and assumed by instrument of record in Book 8276, page 586, said Register's Office, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents does transfer and convey unto the Grantees, all of his right, title, and interest in and to that certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> BEGINNING at an iron pin in Duffey's south line, the same being Medley's northeast corner and the northwest corner of the tract herein conveyed; thence with Duffey's south line, south 88 deg. 45' 26" east crossing a 50 foot right-of-way easement known as Denby Hill Road, 749.72 feet to an iron pin; thence south 02 deg. 28' 08" west 581.15 feet to an iron pin; thence north 88 deg. 45' 26" west 749.72 feet to an iron pin in Medley's east line; thence with Medley's east line, north 2 deg. 28' 08" east crossing back across said road to the beginning containing 10.00 acres, more or less.
>
> This conveyance is subject to the right of way of Denby Hill Road.
>
> Being the same property conveyed to Mark Hayes by Deed from Donald W. Hawkins and Brenda Hawkins of record in Book 8262, page 889, Register's Office for Davidson County, 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, their heirs and assigns forever. Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown above. Grantor does further covenant and bind himself and his heirs and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 11th day of July, 1997.

MARK HAYES

SAMANTHA HAYES

Samantha Hayes, the spouse of Mark Hayes, joins herein solely for the purpose of consenting to this Warranty Deed in Lieu of Foreclosure and releasing any and and all right, title, and interest she might have in the property, whether arising by virtue of marriage or otherwise.

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Mark Hayes, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 1997.

KERRIE J. DILL NOTARY PUBLIC AT LARGE COUNTY, TN

Notary Public

My Commission Expires: My Commission Expires JAN. 27, 2001

**STATE OF TENNESSEE )**
**)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Samantha Hayes, the within named bargainor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing document for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of July, 1997.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 9-28-2000

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

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The actual consideration for this transfer is $1.00.

Affiant

Sworn to and subscribed before me this 22nd day of July, 1997.

Notary Public

My Commission Expires: 11-28-98

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