0405250

BOOK 10811 PG 587

WARRANTY DEED
In Lieu of Foreclosure

98 FEB 26 PM 1:51

Address New Owner as Follows:
LaDonna Meuchel
2204 Lebanon Road
Nashville,TN. 37214

Send Tax Bills To:
LaDonna Meuchel
2204 Lebanon Road.
Nashville, TN. 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P.O. Box 148148
Nashville, TN. 37214
(615) 391-0655

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

$99,321.70

Julie A. O'Guin
Affiant

Subscribed and sworn to before me, this 26th day of February,1998.

Notary Public

My Commission Expires:
September 29, 2001

MAP AND PARCEL
Map 149-2A
Parcel 66

WHEREAS, Julie Ann O'Guin and LaDonna Meuchel (Grantees) are the owners and holder of a certain promissory note dated September 26,1997, from Sidney L. Brown and Anita G. Brown (Grantors) to the Grantees, in the original principal amount of Ninety Nine Thousand Five Hundred Dollars ($99,500.00), which is secured by a Deed of Trust of record in Book 10624, Page 380, Register's Office for Davidson County, Tennessee;

WHEREAS, Sidney L. Brown and Anita G. Brown (Grantors) have agreed to make, and Julie Ann O'Guin and LaDonna Meuchel (Grantees) have agreed to accept this conveyance in return for full and complete satisfaction of said promissory note and the release of said Deed of trust;

FOR IN THE CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by Julie A. O'Guin and LaDonna Meuchel (Grantees), the receipt and sufficiency of which is hereby acknowledged, Sidney L. Brown and wife Anita G. Brown (Grantors), have bargained and sold, and by these presents does hereby transfer and convey unto Julie Ann O'Guin and LaDonna Meuchel (Grantees) their successors and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 96 on the Plan of Piccadilly Square, Phase 1, as of Record in Book 5200, page 720, 721, 722, in the Register's Office for Davidson County, Tennessee, to which plan reference in hereby made for a more complete and accurate legal description.

SAID lot fronts a total of 83.66 feet on the South side of Tavistock Place and goes back between lines 100.57 feet on the East 121.50 feet on the West to a broken line in the rear measuring a total of 70.85 feet thereon.

BEING the same property conveyed to Sidney L. Brown and wife Anita G. Brown by Warranty Deed from Julie Ann O'Guin and LaDonna Meuchel of record in Book 10624, Page 377, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We, the Grantors covenant with the said Grantees, that we are the lawfully seized and possessed of said real estate in simple fee, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Julie Ann O'Guin and LaDonna Meuchel (Grantees) executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described Deed of Trust.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF WE have hereunto set our hands on this the 26th day of February, 1998.

Sidney L. Brown

LaDonna Meuchel

Anita G. Brown

Julie Ann O'Guin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Sidney L. Brown, Anita G. Brown, LaDonna Meuchel and Julie Ann O'Guin, the bargainors, with whom I am personally acquainted, and who acknowledged that they excuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1998.

Notary Public

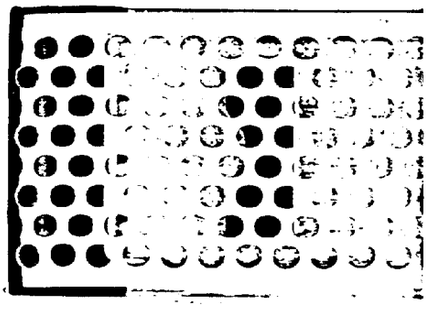
My Commission Expires: September 29, 2001

DONALD R. O'GUIN NOTARY PUBLIC DAVIDSON CO. TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

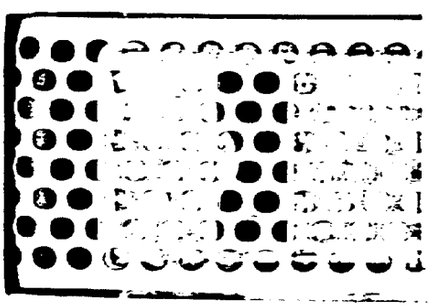
BOOK 10811 PG 589

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

CHRT	$[illegible]
CO TX	[illegible]
PRFEE	1.00
MISC	2.00
TOTAL	[illegible]
CHECK	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]



0405250
IDENTIFICATION REFERENCE

98 FEB 26 PM 1:51

BY _____

No. 1258712