Bk/Pg 10968:378

Bk 44

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

Map 133-15
Parcel 52 & 53
6DA-60009
6DA-60008

THIS INSTRUMENT PREPARED BY:
Allen D. Lentz, Esq.
Gullett, Sanford, Robinson & Martin, PLLC
230 Fourth Ave. North
Nashville, Tennessee 37219

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of $2,500.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the cancellation of a lien as secured by a Deed of Trust and the cancellation of a Loan Agreement debt dated October 28, 1996, executed by ROSE EVA MACKIE AND ELMA MACKIE CRABTREE in the outstanding balance of $73,269.54 plus finance charges, payable to the order of Associates Financial Services Company of Tennessee, Inc., said Deed of Trust being of record in Book 10240, page 13, Register's Office for Davidson County, Tennessee, conveying the within described realty to Terri Smith, Trustee, we, ROSE EVA MACKIE and ELMA MACKIE CRABTREE, both unmarried, hereinafter collectively 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, a certain tract of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot 61 and Reserved Parcel B on the plan of Paragon Hills Subdivision as recorded in Book 3300, page 100 in the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Rose Eva Mackie and Elma Mackie Crabtree, joint tenants with the right of survivorship with fee simple title vesting in the last remaining survivor, by deed from Edward Nave, Trustee, recorded in the Register's Office for Davidson County, Tennessee, in Book 6553, page 968.
>
> This property is also known as 353 Elysian Fields Road, Nashville, Tennessee 37211.

Associates Financial Services Company of Tennessee, Inc., the holder of the lien and debt referred to above, joins in this instrument for the purpose of acknowledging the cancellation of said lien and debt, and does hereby cancel said debt and lien of record in Book 10240, page 13, said Register's Office. The Grantee assumes and agrees to pay all outstanding land taxes that are a lien against the property herein conveyed.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. Grantor

further covenants and binds ourselves, Grantor, and Grantor's heirs and representatives, to warrant and forever defend the title to said property to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

In giving this deed, we acknowledge that we have had full opportunity to seek independent advice and counsel, including, but not limited to, tax advice, and we have not relied on Associates Financial Services Company of Tennessee, Inc. and/or its counsel for any advice in these respects.

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

Rosa Eva Mackie
ROSE EVA MACKIE

Elma M Crabtree
ELMA MACKIE CRABTREE

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

By: _____
~~Asst.~~ Vice-President

STATE OF TENNESSEE)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROSE EVA MACKIE and ELMA MACKIE CRABTREE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of June, 1998.

Linda Graves
Notary Public

My Commission Expires: 5/30/2000

STATE OF ~~TEXAS~~ TENNESSEE)
COUNTY OF ~~DALLAS~~ DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Crawford, 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, and who further acknowledged that he is the ~~Asst.~~ Vice-President of Associates Financial Services Company of Tennessee, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of June, 1998.

Donna K. [illegible]
Notary Public

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $ 73,269.54.

Affiant

Subscribed and sworn to before me this 8th day of June, 1998.

Notary Public

My Commission Expires:

JULIA C. HUNT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 27, 2001

0447969

IDENTIF. & REFERENCE

98 JUN -9 AM 10:05 8020 06/09 0101 03CHECK 284.09

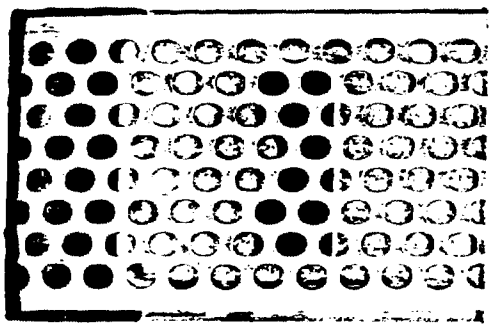
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10968 PG 381

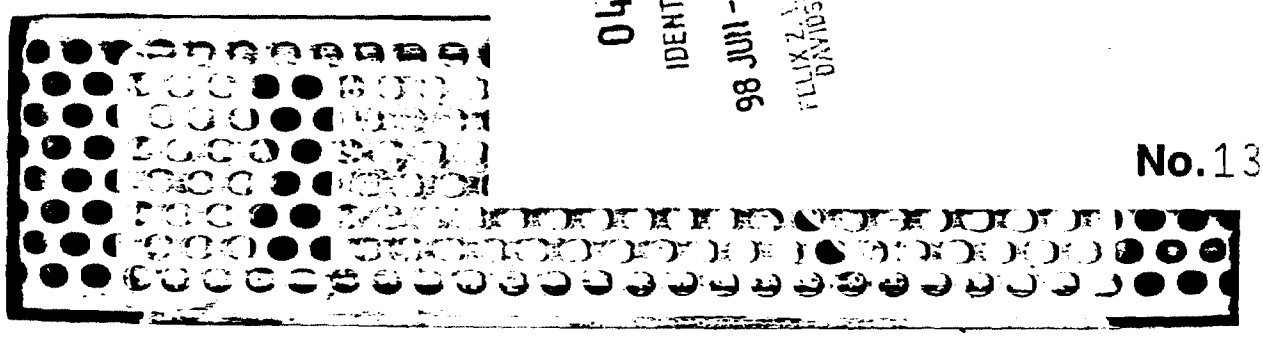
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73269.54
DON TX 271.09
PRFEE 1.00
WDEED 12.00
TOTAL 284.09
CHECK 284.09

06/09/98 01 10:04 0001 8020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0447969
IDENTIF. & REFERENCE
98 JUN -9 AM 10:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1303910