BOOK 11050 PAGE 271

Box 72

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
The CIT Group/Consumer Finance, Inc. (a Delaware Corporation)
715 S. Metropolitan Ave., Ste. 150
Oklahoma City, OK 73108 2184 08/04 0101 03CHECK 658.52

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 14 day of July, 1998, between Thomas Edward Ragsdale, Unmarried., hereinafter called GRANTORS, and The CIT Group/Consumer Finance, Inc. (a Delaware Corporation)his successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration, the GRANTOR has bargained and sold, and by these presents does transfer and convey unto the said GRANTEE, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE:

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF NASHVILLE IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 08/17/95 AND RECORDED 8/24/95. AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: BK 9771, PAGE 860.

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING THE WESTERLY 18 FEET OF THE NORTHERLY 50 FEET OF LOT NO. 118 AND THE NORTHERLY 50 FEET OF LOTS NOS. 120, 122 AND 124, OF BLOCK 21, PLAN NO. 1, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 118, 120, AND 122 AND 124, FRONT 50 FEET ON THE EASTERLY SIDE OF 43RD AVENUE, NORTH, FORMERLY SECOND STREET AND RUN BACK BETWEEN PARALLEL LINES WITH THE SOUTHERLY MARGIN OF ALABAMA AVENUE, 90 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO THOMAS EDWARD RAGSDALE, UNMARRIED, BY DEED FROM CONNIE FAYE RAGSDALE NKA CONNIE FAYE RAGSDALE CONQUEST AND HUSBAND GENE CONQUEST OF RECORD IN BOOK 9771, PAGE 860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever. I covenant with the said GRANTEE that I am lawfully seized 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, his successors and assigns, against the lawful claims of all persons whomsoever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of that certain Deed of Trust on the property herein conveyed. Said Deed of Trust is dated May 10, 1996, executed by Thomas Edward Ragsdale, Unmarried, and recorded in Book 10051, Page 13, in the Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed of Trust and notes secured thereby, and any effect thereof in all respects.

THE GRANTOR further warrants that, as of the date of execution of this instrument, he does not own any other property subject to a mortgage insured by The CIT Group/Consumer Finance, Inc. (a Delaware Corporation)., or held by The CIT Group/Consumer Finance, Inc. (a Delaware Corporation); and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Thomas Edward Ragsdale By: Janet F. Stinson D.P.A.
Thomas Edward Ragsdale

JANET F. STINSON EXECUTED THIS DOCUMENT ON BEHALF OF THOMAS EDWARD RAGSDALE PURSUANT TO THE POWER OF ATTORNEY RECORDED IN BOOK 10989, PAGE 760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

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 JANET FAYE STINSON, 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 on behalf of THOMAS EDWARD RAGSDALE, as his Attorney-in-Fact, as the free act and deed of the within named THOMAS EDWARD RAGSDALE.

WITNESS my hand and official seal at Nashville, Tennessee, this 27 day of July, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-26-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $175,006.64 .

Affiant

Subscribed and sworn to before me, this the 27 day of July, 1998.

Notary Public

My commission expires: 1-26-2002

04 70535
IDENTIFICATION REFERENCE
98 AUG -4 PM 1:04
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11050 PAGE 273

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 175006.64
CON TX 647.52
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 658.52
CHECK 658.52

08/04/98 01 13:06 0001 2184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0470535

IDENTIFICATION REFERENCE

98 AUG -4 PM 1:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1327781