Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

2069 08/26 0101 03CHECK 14.00

DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James Lee Rollins 1311 4th Avenue, North Nasnville, TN 37208	Same as New Owner	Map 25-4 Parcel 14 Field Book GO 15554

THIS DEED IN LIEU OF FORECLOSURE, is made and entered into on the day and date last written below, by and between ANGELA HARRELL, a/k/a ANGELA LYNN HARRELL, a single woman, hereinafter referred to as the "GRANTOR", and JAMES LEE ROLLINS, a single man, hereinafter referred to as the "GRANTEE";

WITNESSETH:

The GRANTOR, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, has bargained, sold and does by these presents, bargained, sell, remises, releases and forever quitclaims to the GRANTEE, his heirs or assigns, all of the GRANTOR'S right, title, interest, claim or demand in and to the following described real property in Davidson County, Tennessee, to-wit:

> Beginning at an iron pin in the northerly margin of Cedar Street at the southwesterly corner of Tract 19 of the Johnson Construction Company property; thence, North 6 deg. 08' 39" West 121.43 feet to an iron pin; thence, South 87 deg. 48' 15" East 10 feet to a point; thence, South 6 deg. 08' 39" East 121.43 feet to a point in the northerly margin of Cedar Street; thence, with the margin of said street to the point of beginning.
>
> BEING the same property conveyed to Angela Harrell, a single woman, by deed from James Lee Rollins, a single man, of record in Book 10006, page 104, Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of record.
>
> The mailing address for the said property is 215 W. Cedar Street, Goodlettsville, TN 37072.

This conveyance is made in lieu of foreclosure by the GRANTEE on that certain Deed of Trust executed by Angela Harrell, a single woman, to Homer R. Ayers, Trustee, of record in Book 10006, page 107, Register's Office for Davidson County, Tennessee, to secure to James Lee Rollins one note dated April 5, 1996 in the principal amount of $40,000.00, with interest, terms and conditions as provided therein, said

Deed of Trust Note and Deed of Trust being a wrap-around mortgage to an underlying mortgage of record in Book 9947, page 924, said Register's Office, made by James Lee Rollins, a single man, to Daniel R. Hawkins, Trustee, to secure to the Bank of Goodlettsville one note dated February 12, 1996 in the principal amount of $36,000.00, with terms, payments and provisions as provided therein.

This Deed is made subject to any prior mortgages, unpaid real estate taxes and other matters of record in the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

ANGELA HARRELL,
a/k/a ANGELA LYNN HARRELL

"GRANTEE"

JAMES LEE ROLLINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA HARRELL, a/k/a ANGELA LYNN HARRELL, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES LEE ROLLINS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of Aug., 1998.

NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE.

Affiant

Sworn to and subscribed before me, this the 24th day of Aug, 1998.

NOTARY PUBLIC

My Commission Expires: 7/30/2001

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

0479707
IDENTIF. & REFERENCE
98 AUG 26 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.