PROPERTY TAX INFORMATION:

OWNER: EQUITY MORTGAGE FUNDING, INC.
320 East Main Street, Suite 201
Murfreesboro, TN 37130

SEND TAX BILLS TO: NationsBanc Mortgage Corp.
Attention: Tax Department
P. O. Box 35140
Louisville, KY 40232
Loan #009873563

THIS INSTRUMENT PREPARED BY:

JACK E. GRITTON, Attorney
752 South Church Street
Murfreesboro, TN 37130

Tax Map Reference: 119-04 157.00

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DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the full cancellation and satisfaction of the mortgage indebtedness described below, I, the undersigned, **TERESA B. HOWELL**, an unmarried person, have bargained and sold and by these presents do transfer and convey unto **EQUITY MORTGAGE FUNDING, INC.**, its successors and assigns, forever, that certain tract or parcel of real estate situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

All that piece, parcel or lot of land situate, lying and being in Davidson County, TN, and known and designated as Lot No. 203 on the Plan of GLENGARRY PARK, SECTION II, recorded in Book 2663, page 124, of the Davidson County Register of Deeds Office, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Teresa B. Howell, unmarried, by deed from Mattie A. Snyder, a widow, recorded 9/12/94 in Book 9462, page 361, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereunto belonging unto the said Grantee, its successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same; and that the same is unencumbered, except by lien of the 1998 property taxes and except a first mortgage deed of trust in favor of NationsBanc Mortgage Corporation recorded 9/12/94 in Book 9462, page 364, in the Register's Office of Davidson County, Tennessee, and except as otherwise set out herein.

I further covenant and bind myself, my heirs and assigns, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Grantor hereby transfers to the Grantee the escrow account for taxes and insurance held by NationsBanc Mortgage Corporation.

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 therefor in addition to that hereinabove set forth is the full release of all debts, obligations and charges heretofore existing on the account of and by the terms of that certain deed of trust on the property herein conveyed. Said deed of trust is dated February 6, 1998, executed by Teresa B. Howell, and recorded in Book 10793, page 162, in the Register's Office of Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said deed of trust and note secured thereby, and any effect thereof in all respects.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this deed.

WITNESS MY HAND this the 10th day of September, 1998.

Teresa B. Howell
TERESA B. HOWELL

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STATE OF TENNESSEE
RUTHERFORD COUNTY

On this 10th day of September, 1998, before me personally appeared TERESA B. HOWELL, to me known or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument (DEED IN LIEU OF FORECLOSURE) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee.

NOTARY PUBLIC
My Commission Expires: 3/13/00

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, on this 10Th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 3/13/00

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0489701

IDENTIF. ↑ REFERENCE

98 SEP 21 AM 8:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

2772 09/21 0101 03CHECK 454.93

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
118900.00
CON TX 439.93
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 454.93
CHECK 454.93

09/21/98 01 08:09 0001 2772

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489701
IDENTIF. # REFERENCE

98 SEP 21 AM 8:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1348135