188

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

ROBERT M. WHITFIELD AND WIFE
CLEO H. WHITFIELD
1080 S. HARPETH ROAD
KINGSTON SPRINGS, TN 37082

MAP/PARCEL NUMBER:

MAP 91-08, PARCEL 281

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,904.00, THIS 6 DAY OF OCTOBER, 1998.

Robert M. Whitfield
AFFIANT

Subscribed and sworn to me, this the 6 day of OCTOBER, 1998.

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My commission expires: 5/28/2000

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantee's relinquishing and giving up HIS rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Deed of Trust, of record in Book 10654, page 343, Register's Office for DAVIDSON County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, I, EDWARD L. PATTON, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said ROBERT M. WHITFIELD AND WIFE, CLEO H. WHITFIELD., hereinafter referred to as GRANTEES, THEIR successors and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are

made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 902 42ND AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto. I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 6 day of Oct., 1998.

Edward L Patton
EDWARD L. PATTON

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDWARD L. PATTON, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 6. day of Oct., 1998.

Denise C Allis
notary public

My commission expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C ALLIS

EXHIBIT 'A'

BEING Lot No. 2 on the Map of the Subdivision of certain lots on the Plan of Clifton, of record in Book 161, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the easterly line of 42nd Avenue North and extends back between lines 166-1/2 feet on the southerly line and 193 feet .1 feet on the northerly line to a 15 foot alley in the rear, measuring 52.6 feet thereon.

Being the same property conveyed to Edward L. Patton, unmarried, by Warranty Deed from Robert M. Whitfield and wife, Cleo H. Whitfield, of record in Book 10654, page 339, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1997 and all future years.

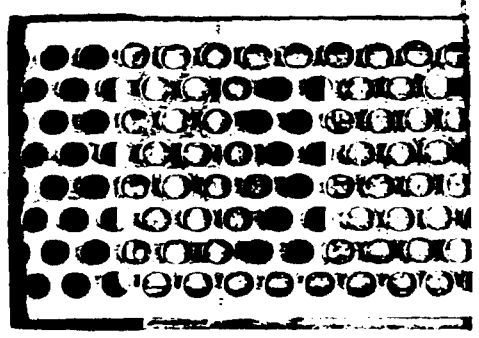
2. All matters set forth on the Plan of record in Plat 161, page 80, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Any and all other matters appearing of record, including easements and restrictions of any kind.

04 96887

98 OCT -6 PM 1:26

0359 10/06 0101 03CHECK 170.04



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

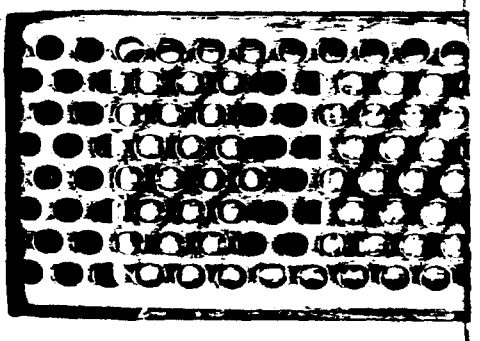
BOOK 11145 PAGE 294

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 41904.00
CON TX 155.04
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 170.04
CHECK 170.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10706258 01 17:25 0001 0359



0496887

IDENTIFICATION REFERENCE

98 OCT -6 PM 1:26

REGISTER
DAVIDSON COUNTY, TN.

No. 1355619