Return to:

Title Connection, Inc
4733 Andrew Jackson Pwky Ste 2 C
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 1994.

Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 110.00.

Affiant

Subscribed and sworn to before me this 19th day of October 1998.

Notary Public

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires MAR 25, 2001

This instrument was prepared by:

Mary Frances Rudy
48 Wyn Oak
Nashville, TN 37205

BOOK 11288 PAGE 408

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Mary Frances Rudy 48 Wyn Oak Nashville, TN 37205	Mary Frances Rudy 48 Wyn Oak Nashville, TN 37205	147-2-B 11 CO

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, Mary Frances Rudy (the "Grantee") is the owner and holder of a certain promissory note dated July 16, 1996, from Rodney J. Smith, Trustee for Graham Smith (the "Grantor) to the Grantee, in the original principal amount of Thirty-five Thousand Dollars ($35,000.00), which is secured by the deed of trust of record in Trust Book 10133, Page 144, Register's Office for Davidson County, Tennessee.

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust:

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter name Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rodney J. Smith, Trustee for Graham Smith, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mary Frances Rudy and John Gleaves, as joint tenants with a right of survivorship, the Grantee its heirs, successors, and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit A-111, of Caldwell Court Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6188, page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed.
>
> Being the same property conveyed to C. Patrick Flynn, Mary Frances Rudy, Bill Haggard and Kathy Haggard by deed from Michael Parker and wife, Sharon Parker of record in Deed Book 9526, page 146, Register's Office for said County.
>
> [This improved property, known as 550 Harding Place, Nashville, Tennessee 37211.]

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, successors, and assigns, forever; and Grantor does covenant with said Grantee that Grantor it lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust, as of record in Book 10133, Page 144, Register's Office for said County.

WITNESS our hands this 19th day of October 1998.

GRANTOR:

Rodney J. Smith, Trustee for
Graham Smith

Mary Frances Rudy and John Gleaves,
as joint tenants with a right of
survivorship

Mary Frances Rudy

John Gleaves

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 19th day of October 1998, appeared before me, Barbara Whittle the undersigned Notary Public, the said Rodney J. Smith, Trustee for Graham Smith, known to me to be the person whose name is subscribed to on the within instrument, and acknowledged that she executed the same for the purposes herein contained. In witness where have I hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: _____

0218 01/08 0101 03CHECK 130.14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On the 19th day of October 1998, appeared before me, Melissa D. Rogers the undersigned Notary Public, the said Mary Frances Rudy and John Gleaves, known to me to be the person whose name is subscribed to on the within instrument, and acknowledged that she executed the same for the purposes herein contained. In witness where have I hereunto set my hand and seal.

NOTARY PUBLIC

My Commission Expires: 3/25/01

My Commission Expires MAR. 25, 2001

0534339

IDENTIF. & REFERENCE

99 JAN -8 AM 9:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11288 PAGE 410

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0534339

IDENTIF. & REFERENCE

99 JAN -8 AM 9:28

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	32200.00
CON TX	119.14
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	130.14
CHECK	130.14

01/08/99 01 09:26 0001 0218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409589