PREPARED BY: T. LARRY EDMONDSON
2nd Floor
808 Broadway
Nashville, TN 37203

BOOK 11301 PAGE 414

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 13th day of January, 1999, between William H. Bohrmann, Jr. and wife, Amy Penfield Bohrmann, hereinafter called GRANTORS, and Bijan Mansouri and wife, Katherine B. Mansouri, hereinafter called GRANTEES.

W I T N E S S E T H:

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 past due homeowners association fees, and other valuable consideration, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Unit No. F-5 of Harding Place Condominium created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of record in Book 6105, page 725, 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. Reference is hereby made to the plat of Harding Place Condominium of record in Book 5200, page 571, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to William H. Bohrmann, Jr. and wife, Amy Penfield Bohrmann by deed from Bijan Mansouri and wife, Katherine B. Mansouri of record in Book 10580, page 276, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns forever. We covenant with the said GRANTEE that we are 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.

We further covenant and bind ourselves, our 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 August 8, 1997 executed by William H. Bohrmann, Jr. and wife, Amy Penfield Bohrmann and recorded in Book 10580, page 279, 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 GRANTORS further warrants that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage incurred by Bijan Mansouri and wife,

Katherine B. Mansouri and further that they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

WILLIAM H. BOHRMANN, JR.

AMY PENFIELD BOHRMANN

STATE OF California
COUNTY OF Riverside

3993 01/19 0101 03CHECK 103.50

Personally appeared before me, he undersigned, a Notary Public in and for said County and State, the within named William H. Bohrmann, Jr. and wife, Amy Penfield Bohrmann, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Palm Desert California, this 13 day of January, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept 29 1999

OFFICIAL SEAL
AUDREY JEAN FLEISCHMAN
COMM. #1067902
Notary Public - California
RIVERSIDE COUNTY
My Commission Expires
SEPTEMBER 29, 1999

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater for this transfer is $ 25,000.00.

AFFIANT

Subscribed and sworn to before me, this the 18th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7-28-2001

NOTARY PUBLIC DAVIDSON COUNTY TENN.

05379918

IDENTIFICATION/REFERENCE

99 JAN 19 AM 11:53

HILL GWYNN-WELL REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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

CONT	25000.00
CO/ TX	52.50
PRFEE	1.00
WDEED	5.00
CFEE	7.00
TOTAL	103.50
CHECK	103.50

01/19/99 01 11:51 0001 3953

0537918
IDENTIFICATION REFERENCE

99 JAN 19 AM 11:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1413423