Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Early Howard Martin Harold Wayne Martin 7349 Pin Oak Nunnelly, TN 37137	Same	Map-083-06-0 Parcel 170
This instrument prepared by: Joseph V. Ferrelli, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		

WARRANTY DEED IN LIEU OF FORECLOSURE

0129 08/15 0101 03CHECK 152.

WHEREAS, Early Howard Martin and Howard Wayne Martin ("Lender") are the lawful owners and holders of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust (the "Deed of Trust") conveying certain property (the "Property") from John C. Owen ("Grantor") to Joseph V. Ferrelli, ("Trustee"), of record in Book 11392, Page 21, Register's Office for Davidson County, Tennessee; and

WHEREAS, a default has occurred under the Deed of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deed of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wishes to convey the Property to Lender in exchange for the reduction of the Secured Indebtedness in full to the Lender; and

WHEREAS, it is the intention of Grantor and Lender that, the Secured Indebtedness shall be forgiven in full;

NOW, THEREFORE, in consideration of Lender's forgiveness of Thirty Eight Thousand Two Hundred Fifty and No/100 ($38,250.00) of the Secured Indebtedness, the sufficiency of which is acknowledged, Grantor hereby conveys the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate taxes for the current year.
2. Plan of record in Plat Book 161, Page 149, said Registers Office for Davidson County, Tennessee.

Grantor covenants with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

Executed this 17TH day of August, 1999.

John C Owen
John C. Owen

This is improved property known as 2002 Benjamin Street, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOSEPH V. FERRELL, Notary Public, John C. Owen, 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 17TH day of August, 1999.

Donald H. Ferrell Jr.
Notary Public

My Commission Expires: 9/23/2000

99 AUG 19 PM 12:07
RECEIVED
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE
06215

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration of value, whichever is greater for This transfer is $38,250.00

Arnold E. Kniffen
Affiant

Subscribed and sworn to before me this 17TH day of August, 1999.

Donald H Ferrell Jr.
Notary Public

My Cpmmission Expires 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11626 PAGE 256

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

0626215
IDENTIF. & REFERENCE

99 AUG 19 PM 12:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	38250.00
CON TX	141.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	152.53
CHECK	152.53

08/19/99 01 12:07 0001 8129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504161