Box 37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
R. L. Gant 3935 Pheasant Drive Nashville, TN 37218	92-09-349	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, R. L. Gant ("Lender") is the lawful owner and holder of the indebtedness (the "Secured Indebtedness") secured by that Deed of Trust (the "Deed of Trust") conveying certain property (the "Property") from Willa A. Stone, unmarried ("Grantor") to Robert E. Wood, Trustee, of record as Instrument Number 200003090024347, 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

Davidson County DEEDWARR
Recvd: 10/19/00 11:29 4pgs
Fees:19.00 Taxes:259.00

20001019-0103696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

R L Gant
Affiant

Subscribed and sworn to before me this 15th day of September, 2000.

Loretta B. Lane
Notary Public
My Commission Expires: 3/23/2002

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

0669027.01
063258-006 09/12/2000

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantors wish to convey the Property to Lender in exchange for the reduction of the Secured Indebtedness in an amount agreed upon by Grantors and Lender; and

WHEREAS, the Lender has required that the Property be conveyed to him (the "Grantee") and

NOW, THEREFORE, in consideration of Lender's forgiveness of Seventy-Thousand and No/100 ($70,000.00), the sufficiency of which is acknowledged to Lender, 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.

Grantor covenant with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantors 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.

This deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust executed by Willa A. Stone, as mortgagee, to Robert E. Wood, Trustee, recorded as Instrument No. 200003090024347, Register's Office for Davidson County, Tennessee and the Note secured thereby.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between Grantor and Grantee with respect to said land.

Executed this 15th day of September, 2000.

Willa A. Stone
WILLA A. STONE

This is improved property, known as 3327 Felicia Street, Nashville, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Willa A. Stone, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of September, 2000.

Loretta B. Lane
Notary Public

My Commission Expires: 3/23/2002

0669027.01
063258-006 09/12/2000

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of the Re-Subdivision of the Wilcox Property of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the southerly side of Felicia Street, formerly Robert Street, and runs back between parallel lines along the easterly margin of 35th Avenue, North, formerly Remy Street, 125 feet to a 20 foot alley.

Being the same property conveyed to Willa A. Stone, unmarried by deed from The Nashville Homestead Corporation of record as Instrument No. 200003090024246, Register's Office for Davidson County, Tennessee.