SEND NEW TAX BILL TO NEW OWNER

John G. Brevard and Donna Brevard
3651 Trousdale Drive
Nashville, TN 37204

Map 082-07-0
Parcel 349.00

THIS DOCUMENT PREPARED BY:

Robert J. Notestine, III
Attorney at Law
104 Woodmont Boulevard
Suite 115
Nashville , TN. 37205

Davidson County DEEDWARR
Recvd: 05/09/01 14:25 3pgs
Fees:15.00 Taxes:303.40
20010509-0048260

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 1st day of May,2001, between Charles G. Blackford and ABC Enterprises, Inc., hereinafter collectively called Grantors, and John G. Brevard and wife, Donna Brevard, their heirs and assigns, hereinafter called Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of one dollar ($1.00) cash in hand paid, the receipt of this is hereby acknowledged, and other valuable consideration, the Grantors have bargained and sold, and by these presents does transfer and convey unto the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee, being a lot of parcel of land in Northeast Nashville, being a part of the John W. Bryan property, described as follows:

Beginning on the northerly margin of Grace Avenue, 100 feet easterly from the easterly margin of Meridian Street, running thence northerly and parallel with Meridian Street, 165 feet to the southerly margin of an alley; thence easterly along said alley, 80 feet; thence southerly and parallel with Meridian Street, 165 feet to the northerly margin of Grace Avenue; thence westerly with the northerly margin of said Avenue, 80 feet to the beginning.

Being the same property conveyed to Charles G. Blackford by Warranty Deed from John G. Brevard, married of record in Instrument number 200009010086562, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to ABC Enterprises, Inc. by Quitclaim Deed from Charles G. Blackford of record in Instrument No. 20001020-0104055, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 305 Grace Street, Nashville, Tennessee 37207.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever. We covenant with the Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same in unencumbered except as otherwise herein set out.

We further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it 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 the account of and by the terms of that certain deed of trust encumbering the property herein conveyed. Said deed of trust is of record in Instrument 200008210082067, Register's Office for Davidson County, Tennessee. Notwithstanding the foregoing provision, Charles G. Blackford shall remain indebted to the Grantees for monthly installment payments due through April 30, 2001 pursuant to the Promissory Note made payable to the Grantees dated August 3, 2000 and this conveyance is for the purpose of completely satisfying said obligation and

terminating said deed of trust and note secured thereby, and any effect thereof in all respects, except as is otherwise provided herein.

Grantors further warrants, that as of the date of execution of this instrument, they have not filed a petition in bankruptcy within three (3) months prior to the execution of this deed. Bankruptcy Court.

Charles G. Black ford

ABC Enterprises, Inc.

by: President

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles G. Blackford the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-01

State of Tennessee
County of Davidson

Before me, the undersigned a Notary Public, within and for the State and County aforesaid, personally appeared Charles G Blackford with whom I am personally acquainted and who upon her oath acknowledged himself to be President ABC Enterprises, Inc., a Tennessee Corporation , the within named corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, as the said President as ABC Enterprises, Inc.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-01

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer of Eighty Two Thousand Dollars ($ 82,000.00).

AFFIANT

Subscribed and sworn to before me, this the 1st day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 11-24-01