SEND NEW TAX BILL TO NEW OWNER

Cadbury Properties, Inc.
P.O. Box 1395
Lebanon, TN 37088

Davidson County DEEDWARR
Recvd: 12/14/01 12:29 2pgs
Fees:13.00 Taxes:236.80
20011214-0138405

THIS DOCUMENT PREPARED BY:

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

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 4th day of DECEMBER, 2001, between Penny Whedon, hereinafter called Grantor, and Bancroft O'Quinn, Jr. D/B/A CADBURY PROPERTIES, hereinafter called Grantee.

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 Grantor has bargained and sold, and by these presents does transfer and convey unto the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit:

A tract or parcel of land in the Fifth Civil District of Davidson County, Tennessee, described as follows: Lot No. 1053 as shown on the Plan of Cherokee Hills, Section Ten, of record in Book 4660, Page 27, Register's Office for said County.

Being the same property conveyed to Penny Whedon by Quitclaim Deed from Thomas Whedon, of record in Instrument No. 20010122-0006146, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to:

Taxes for the year 2001 and subsequent years, a lien which is now due and payable

Subject to restrictive covenants of record in Book 4702, page 84, Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record in Plat Book 4660, page 27, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved real property commonly known as 3334 Ezell Road, Antioch, TN 37013.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their successors and assigns forever. I covenant with the Grantees that I am 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.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors 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 dated September 29, 1999 and recorded in Book 11703,

page 693, in said Register's Office, 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.

Grantor 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.

Penny Whedon

State of Tennessee
County of ~~Davidson~~ Wilson

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

Witness my hand and official seal at Nashville, Tennessee, this 4 day of Dec. 2001.

MICHELLE JOHNSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NOTARY PUBLIC

My Commission Expires: 10-2-05

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer of Sixty-Four Thousand Dollars ($64,000.00).

AFFIANT

MICHELLE JOHNSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me, this the 4 day of Dec., 2001.

NOTARY PUBLIC

My Commission Expires: 10-2-05