# DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 30,067.16

Carrie Lynn Barrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17th~~ day of ~~Oct~~ 2002.

Notary Public

MY COMMISSION EXPIRES: 4-19-~~2002~~

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/18/02 10:39 2pgs
Fees:13.00 Taxes:111.25

20021018-0128143

**THIS INSTRUMENT WAS PREPARED BY**

Michael Troy Haley, Attorney (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

| ADDRESS NEW OWNERS(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| American General Finance, Inc. (NAME) | Same AMERICAN GENERAL FIN (NAME) | 148-13-0 |
| PO BOX 144 (STREET ADDRESS/ROUTE NUMBER) | P.O. Box 144 (STREET ADDRESS) | 179.00 |
| Hermitage, TN 37076 CITY/STATE/ZIP | Hermitage, Tn. 37076 (CITY/STATE/ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Eliza S. Morrow AKA Eliza Ruth Morrow, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **American General Finance, Inc.**

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

**See Exhibit "A" Legal Description**

SUBJECT TO EASEMENTS, SETBACK LINES AND RESTRICTIONS OF RECORD; ZONING REGULATIONS FOR THE APPROPRIATE GOVERNMENTAL AUTHORITY, AND RIGHTS FOR PUBLIC UTILITIES AND PUBLIC RIGHTS OF WAY, AND TO MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY. COUNTY TAXES FOR CURRENT YEAR TO BE ASSUMED BY GRANTEE.

IT IS AGREED BY AND BETWEEN THE PARTIES HERETO THAT THIS DEED IS AN ABSOLUTE CONVEYANCE OF ANY AND ALL TITLE IN EFFECT AS WELL AS IN FORM AND IS NOT INTENDED AS A MORTGAGE, TRUSTEE CONVEYANCE OR SECURITY OF ANY KIND. IT IS FURTHER UNDERSTOOD BY AND BETWEEN THE PARTIES THAT THE CONSIDERATION FOR THIS TRANSFER, IN ADDITION TO THAT HEREINABOVE SET FORTH, IS THE FULL AND ABSOLUTE RELEASE OF ALL DEBTS, OBLIGATIONS, AND CHARGES HERETOFORE EXISTING ON ACCOUNT OF AND IN ACCORDANCE WITH THE TERMS OF A CERTAIN DEED OF TRUST DATED 07/26/01 AND SECURING A CERTAIN DEBT AND/OR INDEBTEDNESS TO AMERICAN GENERAL FINANCE, INC., NAMING BRAD DELONG, TRUSTEE, AND RECORDED IN INSTRUMENT NO. 20010730008061O, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. IT IS FURTHER UNDERSTOOD THAT THE EXPRESS PURPOSE OF THIS CONVEYANCE IS TO COMPLETELY SATISFY SAID OBLIGATION AND TERMINATE THE LIEN CREATED BY SAID DEED OF TRUST AND THE NOTE(S) SECURED THEREBY AND ANY EFFECT THEREOF IN ALL RESPECTS.

**NOTE: THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN. CLOSING NOT PERFORMED BY PREPARER. NO TITLE INSURANCE PROVICED BY PREPARER. THIS DOCUMENT SHOULD BE RECORDED IMMEDIATELY AFTER EXECUTION IN THE REGISTER OF DEEDS OFFICE IN 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, their heirs and assigns, forever; and we do 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of August, 2002.

Eliza S. Morrow

ELIZA S. MORROW AKA ELIZA RUTH MORROW

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 ELIZA S. MORROW AKA ELIZA RUTH MORROW, UNMARRIED, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within document for the purposes therein contained, as her free act and deed.

Witness my hand and official seal at Nashville, TN, this 26 day of August, 20

Ellen F Brachey
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires JULY 29, 2006
Commission Expires: _____

**EXHIBIT "A" LEGAL DESCRIPTION:**

The following tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 87 on the Map of Fairlane Park as of record in Book 2331, Page 108, Register's Office for said County.

Said Lot No. 87 fronts 85 feet on the north side of Strasser Drive and runs back between parallel lines 178 feet to a dead line.

Being the same property conveyed to Eliza S. Morrow, by Quitclaim Deed from Odie D. Marrow, dated May 30, 1989, recorded April 10, 1989, of record in Book 7812, page 928, in the Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 3370, page 69, in the Register's Office for said County.

This property is also known as 362 Strasser Drive, Nashville, Tennessee.

reg/83458-02