THIS INSTRUMENT PREPARED BY:
KIM B. TYCER
ATTORNEY AT LAW
109 E. MADISON STREET
PULASKI, TN 38478

Davidson County DEEDWARR
Recvd: 01/22/03 14:15 3pgs
Fees:18.00 Taxes:814.00
20030122-0009228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

KATHLEEN R. ARMISTEAD and
JOHN TYLER AVOLIO

TO.....WARRANTY DEED IN LIEU OF FORECLOSURE

CAROLYN AYMETT MERRILL

WARRANTY DEED

WHEREAS, CAROLYN AYMETT MERRILL, a single woman, (the "Grantee") is the owner and holder of a certain promissory note dated October 31, 2001, from KATHLEEN R. ARMISTEAD, a single woman, and JOHN TYLER AVOLIO, a single man, as joint tenants (the "Grantor"), to which is secured by the deed of trust of record in the principle sum of TWO HUNDRED AND TWENTY THOUSAND AND no/100 Dollars ($220,000), Instrument Number 20011217-0138845, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KATHLEEN R. ARMISTEAD, a single woman, and JOHN TYLER AVOLIO, a single man, as joint tenants, the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto CAROLYN AYMETT MERRILL, a single woman, the Grantee, her heirs, successors and assigns, the following described real estate in Davidson County, Tennessee, described as follows:

Property Description

Being Lot No. 6 and the southerly 24 feet of Lot No. 5 of Block 15 on the Map of College Park, as of record in Book 843, Page 29, Register's Office for Davidson County, Tennessee. Said Lot No. 6 and part of Lot No. 5 front together 74 feet on the easterly side of Rockdale Avenue, and run back between parallel lines 150 feet to a dead line.

This being the same property conveyed to Carolyn Aymett Merrill, Grantee herein, by deed of record in Book 4872, Page 984, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Kathleen R. Armistead and John Tyler Avolio, as joint tenants, Grantor herein, by deed of record at Instrument Number 20011217-0138844, Register's Office for Davidson County, Tennessee.

This property is identified as Tax Map 132-1, Parcel Number 17 in the Davidson County Tax Assessor's Office.

This conveyance is made subject to:

1. 2002 taxes, which have been prorated and assumed by Grantee.
2. Restrictive covenants and easements of record.

This real estate is improved and is known as 4116 Rockdale Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, successors, assigns and representatives, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs, successors, assigns and representatives, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 20th day of JANUARY, 2003.

Carolyn Aymett Merrill
GRANTEE: Carolyn Aymett Merrill

Kathleen R. Armistead
GRANTOR: Kathleen R. Armistead

GRANTOR: John Tyler Avolio

CERTIFICATE(S) OF ACKNOWLEDGEMENT

STATE OF TENNESSEE –)
COUNTY OF Davidson

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

Witness my hand, at Nashville, Tennessee, this the 20th day of January, 2003.

Sue M. Lanier
NOTARY PUBLIC

My Commission Expires: 4/21/03

STATE OF TENNESSEE –)
COUNTY OF Davidson

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

Witness my hand, at Nashville, Tennessee, this the 20th day of January, 2003.

Sue M. Lanier
NOTARY PUBLIC

My Commission Expires: 4/21/03

STATE OF TENNESSEE)
COUNTY OF Davidson JOHN TYLER AVOLIO

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, ~~Kathleen R. Armistead~~, with whom I am personally acquainted, and who acknowledged that {s}he executed the within instrument for the purposes therein contained.

Witness me hand, at Nashville, Tennessee, this the 20th day of January, 2003.

Sue M. Lanier
NOTARY PUBLIC

My Commission Expires: 4/21/03

The actual consideration or value, whichever is greater, for this transfer is ~~$00.00~~ $220,000.00 C.M.

Carolyn Merrill
Affiant

Subscribed and sworn to before me on this the 20th day of January, 2003.

Sue M. Lanier
NOTARY PUBLIC

My Commission Expires: 4/21/03

SUE M. LANIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Send tax bills to new owner's address, as follows:

Carolyn Aymett Merrill
636 Wilson Avenue
Pulaski, TN 38478