Davidson County DEEDWARR
Recvd: 09/17/03 11:18 2pgs
Fees:13.00 Taxes:222.00
20030917-0137227

SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE made and entered into on this 31st day of July, 2003 by and between Carolyn Wiely Holt, party of the first part, and Beneficial Tennessee, Inc., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged and, as additional consideration, the full and complete cancellation of the indebtedness secured by a Deed of Trust of record as Instrument No. 20000621-0061629 in the Register's Office of Davidson County ("Trust Deed"), and, as additional consideration, the forbearance by the said party of the second part of its right to foreclose the Trust Deed, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 41 IN S.A. CHAMPION'S SUBDIVISION OF CERTAIN LOTS IN THE HARDING PLAN, A PLAN OF WHICH SUBDIVISION IS OF RECORD IN BOOK NO. 161, PAGE 132, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 41 FRONTS 50 FEET ON THE WESTERLY SIDE OF ESTRELLA STREET AND RUNS BACK BETWEEN PARALLEL LINES 154.7 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED FROM L.H. HARDAWAY AND DAISIE GUPTON HARDAWAY TO MARSHALL FRANK HOLT AND CAROLYN WIELY HOLT BY DEED RECORDED 12/30/55, IN BOOK 2487, AT PAGE 330, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX MAP OR PARCEL ID NO.: 081-11-0137.00

Marshall Franklin Holt, SSN: [redacted]-1885, died on 13 June 1993; see Affidavit filed as Instrument No. 20030712-0097467.

This conveyance being given in lieu of foreclosure of the aforesaid Deeds of Trust of record as Instrument No. 20000621-0061629 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered; and, that the title and quiet possession thereto she will specially warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their gender and number according to the context hereof.

Prepared by and Return to:

Richard J. Myers, Esq.
Apperson, Crump & Maxwell, PLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119
(901) 756-6300

WITNESS the signature of the party of the first part the day and year first above written.

Carolyn Wiely Holt

Carolyn Wiely Holt

STATE OF TENNESSEE, COUNTY OF SHELBY

On this the 31ST day of July, 2003, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Carolyn Wiely Holt, to me known to be the person described, and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

My Commission Expires JULY 24, 2004

Oscar Kelly

Notary Public

My Commission Expires:_____

(FOR RECORDING DATA ONLY)

Property Address: 1613 21st Avenue (North)
Nashville, TN 37208

Mail Tax Bills to:

Beneficial Tennessee, Inc.
961 Weigel Drive
Elmhurst, Illinois 60126-1058
(630) 617-7354

OSCAR KELLY NOTARY PUBLIC DAVIDSON COUNTY, TENN

Grantor Address:

Carolyn Wiely Holt
1613 21st Avenue (North)
Nashville, TN 37208

I, Richard J. Myers, hereby swear or affirm that to the best of affiant's information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 60,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 12 day of August, 2003.

Tangela Butler-Pearson

Notary Public

My Commission Expires: 1-28-2007

Grantee Address:

Beneficial Tennessee, Inc.
961 Weigel Drive
Elmhurst, Illinois 60126-1058
(630) 617-7354

TANGELA BUTLER-PEARSON NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

My Comm. Exp. 1-28-07

K:\tbulter-\rjm\household\Holt, Marshall (tn)\Deed in Lieu.wpd