Mail To:

ARNOLD M. WEISS
Attorney At Law
208 Adams Ave.
Memphis, TN 38103-1991

Davidson County DEEDWARR
Recvd: 03/04/04 13:56 4pgs
Fees:23.00 Taxes:254.22
20040304-0024775

DEED IN LIEU OF FORECLOSURE

This Deed is made on ~~September~~ OCT 10, 2003,

BETWEEN Alfred E. Faler, unmarried, whose address is 833 Stockwell Street, Nashville, Tennessee 37207, referred to as the **Grantor,**

AND

Tiger Relocation Company, whose address is The Wanamaker Building, 100 Penn Square East, Philadelphia, PA 19107, referred to as the **Grantee;**

WITNESSETH :

In consideration of One Dollar ($1.00), in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey to the Grantee, in lieu of foreclosure, all that property that consists of the land and all the improvements, buildings and structures on the land at 833 Stockwell Street in the City of Nashville, County of Davidson and the State of Tennessee. The legal description is attached as **Exhibit "A"**.

This Deed is intended to constitute a Deed in Lieu of Foreclosure and is under and subject to the provisions of that certain Mortgage dated February 21, 2003, in the original amount of $68,800.00 given to American Business Mortgage Services, Inc. and recorded in the Office of the Recorder of Deeds for Davidson County in Instrument No. 20030325-0039181 (the "Mortgage"), Grantee being a wholly-owned subsidiary and assignee of American Business Mortgage Services, Inc. The execution, delivery and recording of this Deed shall not constitute a merger of all or any part or portion of the Mortgage or any rights of the mortgagee or the Grantee under the Mortgage, all of which are expressly reserved.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever belonging to the granted premises, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, its successors, and assigns, to and for the only proper use and behoove of the Grantee, its successors and assigns forever.

AND, the Grantor, for the Grantor and the Grantor's heirs, successors, assigns, executors, administrators and legal representatives, hereby covenants and agrees that the Grantor does warrant specially the property hereby granted, and will forever defend the Grantee, its successors and assigns, against the claims of all and every person and persons lawfully claiming by, from or under the Grantor.

IN WITNESS WHEREOF, the Grantor has set the Grantor's hand and seal the day and year first written above.

WITNESSED BY:

Witness Sign Name: _____
Witness Print Name: _____

GRANTOR:

_____ (L.S.)
Alfred E. Faler

WITNESSED BY:

Witness Sign Name: _____
Witness Print Name: _____

PREPARED BY:
Tiger Relocation Company
The Wanamaker Building
100 Penn Square East
Philadelphia, PA 19107

State of Tennessee :
: ss.
County of Davidson :

On this, the 10 day of OCT, 2003, before me, a Notary Public for the State of Tennessee, residing in the County of Davidson, personally appeared Alfred E. Faler, personally known to me or proven to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the foregoing Deed in Lieu of Foreclosure, and acknowledged to me that he/she/they executed the same in his/her/their full capacity(ies), and that by his/her/their signature(s) on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 01-29-05

EXHIBIT A

LEGAL DESCRIPTION:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Being Lot No. 81, on the plan of Lindsley's Addition to East Nashville, of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. Subject to any and all easements of record.

Being the same property conveyed by Warranty Deed of record in Instrument No. 20010507-0046918.

Property Address: 833 Stockwell Street, Nashville, TN 37207

Map #: 82-3-223

Property Owner and responsible party for payment of taxes:
Tiger Relocation Company
The Wanamaker Building
100 Penn Square East, 7th Floor
Philadelphia, PA 19107

STATE OF TENNESSEE
COUNTY OF SHELBY
The actual consideration or true value, whichever is greater, for this transfer is $68,708.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2004.

Notary Public
My Commission Expires:

BRENDA DOYLE NOTARY PUBLIC AT LARGE SHELBY CO., TN MY COMM. EXP. 11-14-04