DEED IN LIEU OF FORECLOSURE

This instrument prepared by
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Attorney at Law
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Davidson County DEEDWARR
Recvd: 04/14/04 10:48 2pgs
Fees:13.00 Taxes:195.50
20040414-0042024

OWNER:
Name **CB Investments LLC**
Address **4525 Harding Road Suite 257**
City/State/Zip **Nashville Tennessee 37205**

SEND TAX BILLS TO:
Name New Owner
Address
City/State/Zip

FOR AND IN CONSIDERATION of the sum of **$12.00, Jon Goad, a Married Man, hereinafter referred to as "Grantors", whether one or more,** have this day bargained and sold, and do hereby transfer and convey unto **CB Investments LLC, a Tennessee Limited Liability Company, its** heirs and assigns, hereinafter referred to as "Grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, being Lot Number 108 on the Plan of Dr. V.S. Lindsley's Addition of East Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being all of the same property conveyed to Jon Goad, a Married Person, by deed from Karen B. Goad, a Married Person, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

*20040414-0042023

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee. This conveyance is also subject to 2003 County Taxes and all matters shown on the Plat of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee.

SUBJECT TO THAT CERTAIN DEED OF TRUST (THE "MORTGAGE") DATED THE 28TH DAY OF JANUARY, 2003, EXECUTED BY GRANTORS HEREIN, IN FAVOR OF GRANTEES HEREIN, RECORDED IN INSTRUMENT NUMBER 20030130-0012731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WITH RESPECT TO THE AFORESAID MORTGAGE, GRANTORS AND GRANTEES HEREIN AGREE AND ACKNOWLEDGE THAT THE CONVEYANCE BY THIS DEED IS IN LIEU OF FORECLOSURE OF SAID MORTGAGE; PROVIDED, HOWEVER, THAT IT IS THE INTENTION OF THE PARTIES HERETO THAT THE CONVEYANCE BY THIS INSTRUMENT SHALL NOT EFFECT A MERGER OF TITLE IN GRANTEES, AND THAT SAID MORTGAGE SHALL CONTINUE IN FULL FORCE AND EFFECT IN EVERY RESPECT THE SAME AS IF THIS CONVEYANCE HAD NOT BEEN MADE.

Map-Parcel No.'s: Map 82, Group 07, Parcel 51

This is improved property known as: 803 N. 2nd Street, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. I covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Karen B. Goad joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

Witness **my** hand this 13th day of April, 2004.

Jon Goad

Karen B. Goad

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me CHris COrriveau, a Notary Public in and for said County and State, **Jon Goad and Karen B. Goad** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 13 day of April, **2004**.

Commission expires June 18, 2005

C.M. Corriveau
Notary Public

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 52,839.00

Affiant

Subscribed and sworn to before me, this the 13 day of April, 2004.

My commission expires 06/18/05

C.M. Corriveau
Notary Public - Register

CHRISTOPHER M. CORRIVEAU NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE