SEND NEW TAX BILL TO NEW OWNER

Auvergne D'Antignac
1607 Horton Avenue
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 06/04/04 15:52 3pgs
Fees:18.00 Taxes:925.00
20040604-0066463

THIS DOCUMENT PREPARED BY:

Robert J. Notestine, III.
Attorney at Law
104 Woodmont Blvd. Suite 115
Nashville , TN. 37205
Prepared from Information furnished by the parties.

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 17th day of ~~April~~ May, 2004, between Georgia L. Burton, hereinafter called Grantor, and Auvergne D'Antignac, his heirs and assigns, hereinafter called Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of two hundred fifty thousand dollars ($250,000.00) cash in hand paid, the receipt of this is hereby acknowledged, and other valuable consideration, the Grantor has bargained and sold, and by these presents does transfer and convey unto the Grantee, his heirs and assigns, their interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows; to wit:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the Map of O. B. Hayes Plan of Large Lots, as of record in Book 32, page 87, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of 17th Avenue South, 56 feet north of the corner of Lots Nos. 54 and 59; thence easterly parallel to the line between said lots 152.6 feet, more or less, to the west margin of an alley; thence with the margin of said alley, northerly 46 feet; thence westerly 152.6 feet, more or less, to the east margin of 17th Avenue South; thence with the margin of the same southerly 50.7 feet to the point of beginning.

Being the same property conveyed to Georgia L. Burton by Warranty Deed from Auvergne D'Antignac of record in Instrument Number 200008100079570, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1608 17th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever. I covenant with the Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same in unencumbered except as otherwise herein set out.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomever.

THIS DEED is an absolute conveyance of title in effect as well as in form, and it is not intended as a mortgage, trust conveyance, or security of any kind. The consideration therefore in addition to that hereinabove set forth is the full release of all debts, obligations and charges heretofore existing on the account of and by the terms of that certain deed of trust encumbering the property herein conveyed. Said deed of trust is dated August 7, 2000 and recorded in Instrument Number 200008100079571, in said Register's Office, and this conveyance is for the purpose of completely satisfying said obligation and terminating said deed of trust and note secured thereby, and any effect thereof in all respects.

Grantor further warrants, that this Deed in Lieu of Foreclosure is being executed to re-convey the subject real property to the Grantor pursuant to the Order of the Bankruptcy Court for the Middle District of Tennessee, Case Number 04-00782-3KL-13.

Georgia L Burton

Grantor, Georgia L. Burton

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 Georgia L. Burton, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer of Two Hundred Fifty Thousand and No Cents ($250,000.00).

AFFIANT

Subscribed and sworn to before me, this the 17th day of ~~April~~ May, 2004.

NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC

ROBERT JOHN NOTESTINE
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

NOTESTINE ROBERT JOHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.