DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mary Alice Binnion Revocable Trust 813 Evergreen Trail Madison, Tennessee 37115	Mary Alice Binnion 813 Evergreen Trail Madison, Tennessee 37115	Map 043-14-0 Parcel 098.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $53,906.96.

AFFIANT

Sworn to and subscribed before me

this the 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/2006

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: MAY 28, 2006

THIS INDENTURE made this 14th day of July, 2004, by and between Sean R. Busby, unmarried, hereinafter called Grantor and Mary Alice Binnion Revocable Trust, hereinafter called Grantee, its successors and assigns;

WITNESSETH: That the Grantor, for and in consideration of the sum of One ($1.00) Dollar in hand paid, and the full satisfaction of the Deed of Trust herein described, conveys and warrants unto said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 29 and all of Lot No. 30, Block E on the revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot and part of Lot adjoin and front together 66 feet 8 inches on the westerly side of Lanier Drive and run back between parallel lines 200 feet to a dead line.
>
> Being the same property conveyed to Sean R. Busby by quitclaim deed from Ray O. Busby and wife, Bonnie L. Busby, of record in Instrument No. 20011106-0121742, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 344 Lanier Drive, Madison, Tennessee 37115.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for deeds of trust of record in Instrument Nos. 200006120058197 and 200006120058198, Register's Office for Davidson County, Tennessee, and 2004 taxes, not yet due and payable.

THIS DEED is given in full cancellation and satisfaction of those certain Deed of Trust Notes dated June 2, 2000, given as security applicable to the above-described premises and the indebtedness secured by deeds of trust recorded in the Register's Office for Davidson County, Tennessee, as aforecited, wherein the original borrowers were Ray O. Busby and wife, Bonnie L. Busby, having been assumed by Sean R. Busby by Assumption Agreements of record in Instrument Nos. 20011106-0121743 and 20011106-0121744, said Register's Office. Grantee joins in this instrument to effectuate release thereof.

Davidson County DEEDWARR
Recvd: 07/15/04 09:11 2pgs
Fees:13.00 Taxes:199.46
20040715-0084256

The Grantor further warrants that as of the date of execution of this instrument there is no pending petition in bankruptcy and Grantor has good right to execute this instrument.

GRANTEE:

MARY ALICE BINNION REVOCABLE TRUST

BY: Mary Alice Binnion trustee
MARY ALICE BINNION, TRUSTEE

GRANTOR:

SEAN R. BUSBY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean R. Busby, the within named bargainor, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the person who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 5/28/2006

ANNE HEARD NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MAY 28, 2006

Before me, a Notary Public in and for said County and State, personally appeared Mary Alice Binnion, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of the Mary Alice Binnion Revocable Trust, and that she, as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this the 14th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7-24-04

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

PREPARED BY:

LARRY D. CRAIG, ATTORNEY
CRAIG & DRAKE, P.C.
305 Fourteenth Avenue, North
Nashville, Tennessee 37203