Davidson County DEEDWARR
Recvd: 02/24/05 14:10 2 pgs
Fees:13.00 Taxes:490.62

20050224-0020639

THIS INSTRUMENT PREPARED BY:
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860

DEED IN LIEU OF FORECLOSURE

FROM:

KERRY L. BISCHOFF,

GRANTOR,

TO:

MARY BRIDGES JONES,

GRANTEE.

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $132,600.00.

Mary Bridges Jones
Affiant

Subscribed and sworn to before me this 24th day of February, 2005.

Michael J. Philbin
Notary Public

My Commission Expires March 26, 2005

March 26, 2005
Commission Expiration Date

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
MARY BRIDGES JONES **108A TRISTA LANE** **GLASGOW, KY 42141**	**MARY BRIDGES JONES** **108A TRISTA LANE** **GLASGOW, KY 42141**	**MAP 42-13** **PARCEL 48**

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and other valuable consideration Kerry L. Bischoff ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Mary Bridges Jones ('Grantee") her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hedgewood Hills, Section 1, as of record in Book 2900, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 112 feet on the southeasterly side of Vanoke Drive and extends back 375.5 feet on the northeasterly line and 455.7 feet on the southwesterly line, to a dead line, measuring 157.6 feet thereon.

Being the same property conveyed to Kerry L. Bischoff by Installemnt Deed from Mary Bridges Jones recorded as Instrument No. 20010425-0041296, Register's Office of Davidson County, Tennessee.

This is improved property also known as 608 Vanoke Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary Bridges Jones, her successors and assigns forever. I covenant with the said 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 is 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, her successors and assigns, against the lawful claims of all persons whomsoever.

This deed is an absolute conveyance of title in effect as well as in form, and 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 account of and by the terms of that certain Installment Deed Lien that encumbered the

property herein conveyed. Said Installment Deed is dated March 31, 2001 executed by Kerry L. Bischoff and recorded as Instrument No. 20010425-0041296, in the Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Installment Deed and note secured thereby. A separate Release of said Installment Deed is also being recorded contemporaneously with this Deed.

The Grantor further warrants that, as of the date of execution of this instrument, he has not filed a petition in bankruptcy within three (3) months prior to the execution of this deed.

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto signed his name on this 24th day of February, 2005.

Kerry L. Bischoff, Grantor

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 Kerry L. Bischoff, a bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 2005.

My Commission Expires: March 26, 2005

Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Michael J. Philbin
My Commission Expires
March 26, 2005