DEED IN LIEU OF FORECLOSURE

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

Davidson County DEEDWARR
Recvd: 10/20/05 12:42 2 pgs
Fees:13.00 Taxes:0.37

20051020-0126609

MORTGAGEE:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 0.

Affiant

Sworn to and subscribed before me on this the 20th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES 10/05/07

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mid-State Lenders, Inc.	Same as Owner	071-16-0 238.00
P. O. Box 2171		
Hendersonville, TN 37077		

WHEREAS, MID-STATE LENDERS, INC. (the "Grantee") is the owner and holder of a certain promissory note dated June 3, 2005, in the original principal amount of $60,000.00, which is secured by a Deed of Trust of record as Instrument No. 20050609-0066159, Register's Office for Davidson County, TN; and

WHEREAS, the Grantor has agreed to make and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said Deed of Trust.

NOW THEREFORE, for and in consideration of the above recitals and the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **BRANT PIPPIN**, unmarried, by these presents do hereby transfer, grant and convey unto **MID-STATE LENDERS, INC.**, its successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County, TN, being Lots Nos. 199 and 200 on the Map of Oakwood Park, of record in Book 421, Page 12, Registers' Office for said County. Said Lots Nos. 199 and 200 adjoin and front together 60 feet on the Westerly side of North Seventh Street and run back between parallel lines; Lot No. 200 running back along the Northerly margin of Richardson Avenue 165 feet to an alley in the rear.
>
> BEING the same property conveyed to BRANT PIPPIN by Deed dated June 3, 2005, and executed by JANET FINCH, Conservator for James W. Mitchell and recorded as Instrument No. 20050609-0066158, said Registers' Office.

This is improved property known as 1200 North 7th Street, Nashville, TN 37207, but such address is not a part of the legal description, and in the event of any

discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the current real estate taxes.

WITNESS (my/our) hand(s) this the 20th day of October, 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

BRANT PIPPIN

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, BRANT PIPPIN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 20th day of October, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES 10/05/07

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $100.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Oct 20 05

Deputy Register