Davidson County DEEDWARR
Recvd: 11/03/05 10:35 2 pgs
Fees:13.00 Taxes:369.90
20051103-0133073

(GASKINS)
This instrument prepared by:
J. Phillip Jones, Attorney
TATUM & JONES, PLLC
Suite C-205, Nashville House
One Vantage Way
Nashville, Tennessee 37228
Tax No. 128-14-216

New Owner - Send Tax Bills:
U S Bank Consumer Finance
205 West 4th Street, Suite 500
Cincinnati, OH 45202

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 31st day of OCTOBER, 2005, between AARON M. GASKINS, AND WIFE, JENNIFER GASKINS (f/k/a JENNIFER SATTORY), hereinafter called GRANTORS, and U S BANK CONSUMER FINANCE, its successors and assigns, hereinafter called GRANTEE.

W I T N E S S E T H:

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, the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

BEING LOT NO. 10-A ON THE PLAN OF ZONE LOT DIVISION OF STACY SQUARE TOWNHOUSES, STACY SQUARE, SECTION 7, AS OF RECORD IN BOOK 5200, PAGE 467, AMENDING BOOK 5200, PAGE 438, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO AARON GASKINS, A SINGLE MAN, AND JENNIFER SATTORY, A SINGLE WOMAN, BY DEED DATED JANUARY 30, 2004, OF RECORD IN INSTRUMENT NO. 20040205-0014132.

THIS DOCUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. We covenant with the said GRANTEE that we are 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.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its 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 herein above set forth is the full release of all debts, obligations, and charges heretofore existing on account of and by the terms of a Deed of Trust on the property herein conveyed. Said Deed of Trust is dated JANUARY 30, 2004, executed by the GRANTORS herein, recorded in INSTRUMENT NO. 20040205-0014133 in the Register's Office for DAVIDSON County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deeds of Trust and notes secured thereby, and any effect thereof in all respects.

THE GRANTORS further warrant that, as of the date of execution of this instrument, they do not own any other property subject to a mortgage held by U S Bank, National Association.

X _____
AARON M. GASKINS

X _____
JENNIFER SATTORY GASKINS

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 AARON M. GASKINS AND JENNIFER SATTORY GASKINS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of October, 2005.

_____
Notary Public

My Commission Expires: July 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $99,973.55.

X _____
Affiant

Subscribed and sworn to before me, this the 31st day of October, 2005.

_____
Notary Public

My Commission Expires:
July 29, 2006

THIS IS IMPROVED PROPERTY LOCATED AT 8103 STACY SQUARE COURT, NASHVILLE, TN 37221.