Davidson County DEEDWARR
Recvd: 11/30/05 11:10 2 pg:
Fees:13.00 Taxes:324.98
20051130-0143909

(HALL, DEBORAH)
This instrument prepared by:
J. Phillip Jones, Attorney
TATUM & JONES, PLLC
Suite C-205, Nashville House
One Vantage Way
Nashville, Tennessee 37228
Tax No. 61-10-112

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 28th day of NOVEMBER, 2005, between DEBORAH L. HALL, SINGLE, hereinafter called GRANTOR, and U S BANK CONSUMER FINANCE, its successors and assigns, hereinafter called GRANTEE.

WITNESSETH:

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 GRANTOR has bargained and sold, and by these presents does 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:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 5 ON THE PLAN OF MAPLEWOOD HEIGHTS, A RESUBDIVISION OF LOTS 68-72, 97-101 ON THE PLAN OF MAPLEWOOD HEIGHTS, OF RECORD IN BOOK 4885, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 5 FRONTS 70.0 FEET ON THE WESTERLY MARGIN OF SAUNDERS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 300.0 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH L. HALL FROM DEBORAH L. DUTTON BY QUITCLAIM DEED DATED MARCH 3, 2004, AND RECORDED IN INSTRUMENT # 200403150029455 REGISTER'S OFFICE FOR DAVIDSON COUNTY.

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. 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, 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 MARCH 3, 2004, executed by the GRANTOR herein, recorded in INSTRUMENT NO. 20040315-0029456 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 GRANTOR further warrants that, as of the date of execution of this instrument, she does not own any other property subject to a mortgage held by U S Bank, National Association.

X Deborah L Hall
DEBORAH L. HALL

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 DEBORAH L. HALL, 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 28th day of November, 2005.

Notary Public

My Commission Expires: Sept 22, 2007

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater for this transfer is $87,832.55.

X Deborah L Hall
Affiant

Subscribed and sworn to before me, this the 28th day of November, 2005.

Notary Public

My Commission Expires:
Sept 22, 2007

J. PHILLIP JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires Sept. 22, 2007

THIS IS IMPROVED PROPERTY LOCATED AT 3848 SAUNDERS AVENUE, NASHVILLE, TN 37216.