Deed Prepared Without Benefit of Title Search or Survey	Davidson County DEEDWARR Recvd: 04/24/06 16:04 2 pgs Fees:13.00 Taxes:195.85 20060424-0046854

THIS INSTRUMENT WAS PREPARED BY
CB Investments, LLC
4525 Harding Road, Suite 257
Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CB Investments, LLC	Same	109H-A-030.00
(NAME) 4525 Harding Road, Suite 257	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of Foreclosure is made and entered this 24th day of April, 2006, by and between **Chuck V. Hooper**, hereinafter referred to as Grantor, and **CB Investments, LLC**, hereinafter referred to as Grantee.

Whereas, Grantor executed Deed of Trust, dated **June 14, 2005**, conveying the real property described below to **Mark Bell**, Trustee, to secure the repayment of an indebtedness evidenced by a promissory note in the original principal sum of Fifty Two thousand Nine Hundred Thirty-One and 70/100 Dollars ($52,931.70) secured payable to Grantee. Said Deed of Trust is of record in Instrument Number 20050615-0068596, in the Register's Office for Davidson County, Tennessee; and

Whereas, Grantor has defaulted in the payment of said indebtedness, and pursuant to the terms of the promissory note executed by Grantor, Grantee has accelerated the payment of said indebtedness, and the entire balance is now due and payable.

Whereas, pursuant to the terms and provisions of the Deed of Trust, Grantee is entitled to invoke the power of sale and instruct the Trustee to foreclose and sell said property at public auction in accordance with terms of the Deed of Trust and applicable law.

Whereas, Grantor desires to avoid said foreclosure of the Deed of Trust and public auctions of the real property described below.

Whereas, Grantee, in lieu of foreclosure and public auction, is willing to accept a conveyance of the real property described below, in full satisfaction of the indebtedness owing to Grantee as evidenced by the above-described promissory note.

NOW THEREFORE FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration of the full satisfaction of the indebtedness owing to Grantee as evidenced by the above-described promissory notes, I, **Chuck V. Hooper**, Grantor, have bargained and sold and by these presents do hereby transfer and convey unto **CB Investments, LLC**, Grantee, its successors and assigns, that certain tract or parcel of land in Dickson County, State of Tennessee, described as follows, to-wit:

Certain real property located in Davidson County, being more particularly described as follows:

Property in Davidson County, Tennessee, being the westerly 50 feet of the Northerly 200 feet of Lot No. 39 of Block "I" on the plan of Forest Park Subdivision of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 39 fronts on the southerly margin of Elm Street and extends back between parallel lines 200 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Charles V. Hooper by QuitClaim Deed from Marlon J. Broussard of record in Instrument No. 20050615-0068595, Register's Office for Davidson County, Tennessee.

This property is also known as 400 Elm Street, 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 Grantee, its successors and assigns, in fee simple forever.

AND WE DO COVENANT with the Grantee, that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear, and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warranty and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

Witness our hands this 24th day of April, 2006.

Charles V. Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles V. Hooper, 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 24 day of April, 2006.

Commission Expires: 11/22/08

Notary Public

ANDREW L. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

I, or We, hereby swear or affirm that the actual consideration for the transfer of value of the property transferred, whichever is $52,931.70, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of April, 2006.

Commission Expires: 11/22/08

Notary Public

ANDREW L. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

RETURN TO:

CB Investments, LLC

4525 Harding Road, Suite 257

Nashville, TN 37205