Deed Prepared Without Benefit of Title Search or Survey	Davidson County DEEDWARR Recvd: 10/27/06 14:00 2 pgs Fees:13.00 Taxes:114.33 20061027-0133679

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	PART OF 094-02-068.00
(NAME)	(NAME)	
4525 Harding Road, Suite 257		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

DEED IN LIEU OF FORECLOSURE

This Deed in Lieu of Foreclosure is made and entered this 18th day of September, 2006, by and between **Brooks Investment Group**, hereinafter referred to as Grantor, and **CB Investments, LLC**, hereinafter referred to as Grantee.

Whereas, Grantor executed Deed of Trust, dated February 15, 2003, conveying the real property described below to **Lawrence Vogan**, Trustee, to secure the repayment of an indebtedness evidenced by a promissory note in the original principal sum of Thirty thousand, nine hundred Dollars ($30,900.00) secured payable to Grantee. Said Deed of Trust is of record in Instrument # 20030821-0121494, 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.

With respect to the aforesaid mortgage, CB Investments, LLC, and Brooks Investments, herein agree and acknowledge that the conveyance by this Deed In Lieu of Foreclosure of said mortgage; provided, however, that it is the intention of the parties hereto that the conveyance by this instrument shall **NOT** effect a merger of title, and that said mortgage shall continue in full force and effect in every respect the same as if this conveyance had not been made.

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, We, **Brooks Investment Group**, 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 Davidson County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, and further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Map of the United Electric Railway's Addition, as of record in Book No. 161, page 8, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all matters shown of record in Book 161, page 8, Register's Office of Davidson County, Tennessee, this property is subject to an Easement of record in Book 2694, page 207; and conveyed subject to any requirements to Metro Mapping, Zoning and Property Assessor.

Being part of the same property conveyed to Isaac Zimmerle by Deed from Glen Adams, Executor for the Estate of Mary Allice Adams dated 12/31/02 and recorded 1/7/03, of in Instrument #20030107-0002599, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brooks Investment Group by Deed from Isaac Zimmerle and recorded in Instrument #20030821-0121479, Register's Office for Davidson County, Tennessee.

This property is also known as 1704 Eastside Avenue, Nashville, Tennessee 37206

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 18th day of September, 2006.

Brooks Investments Group

By: Gina Brooks, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be President of Brooks Investment Group, the within named bargainor, a limited liability company, and that she as such President executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as President.

Witness my hand and seal at office in Nashville, Tennessee this 18th day of September, 2006.

Commission Expires: 1/27/07

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

I, or We, hereby swear or affirm that the actual consideration for the transfer of value of the property transferred, whichever is $30,900.00, 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 18th day of September, 2006.

Commission Expires: 1/27/07

Notary Public

HEATHER R. CALVIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

RETURN TO:

CB Investments, LLC

4525 Harding Road, Suite 257

Nashville, TN 37205