Davidson County DEEDWARR
Recvd: 03/23/07 12:08 2 pgs
Fees:13.00 Taxes:92.50
20070323-0035278

This instrument prepared by:
Tom Edmondson
800 Broadway, 3rd Floor
Nashville, TN 37203

165-05-0A-028.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 9th day of March, 2007 between Ronald R. Wells, Sr., an unmarried person, hereinafter called GRANTOR, and Vanderbilt Mortgage and Finance, Inc., its successors and assigns, hereinafter called GRANTEE.

WITNESSEITH:

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 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:

> Land in Davidson County, Tennessee, being all of Lot No. 28, Subdivision Plat, Section I, Phase I, South Shore, of record In Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee, to which reference is hereby made For a more complete and accurate description of said lot.
>
> MANUFACTURED HOME DESCRIPTION: Make: 2003 Clay, Serial No. CLR020533TNAB, Model #CUM, HUD: TEN593497, TEN593498, Length: 50', Width 28', which has become and is Intended to affix such that the manufactured housing unit being Mortgaged with the property is an improvement to and made part Of the real property and will not be removed therefrom

This being the same real estate conveyed to Ronald R. Wells, Sr. by deed of record in Instrument No. 20060113-0005142, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns favor. I covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to covey it, and that the same is unencumbered except as otherwise herein set out.

I further covenant and bind myself, my heirs and representatives to warrants 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 to 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 that certain Deed of Trust on the property herein conveyed. Said Deed of Trust is dated January 11, 2006, executed by Ronald R. Wells, Sr., an unmarried person, recorded in Instrument No. 20060113-005143, in the Register's Office for Davidson County, Tennessee, and this conveyance is for the purpose of completely satisfying said obligation and terminating said Deed 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, he does not own any other property subject to a mortgage held by Vanderbilt Mortgage and Finance, Inc.

Ronald R Wells Sr
RONALD R. WELLS, SR.

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 Ronald R. Wells, Sr., whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2007.

CYNTHIA F. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public Cynthia F. Medlin

My Commission Expires: 9-19-09

My Commission Expires SEPT. 19, 2009

The actual value or consideration, whichever is greater for this transfer is $25,000.

Affiant

Subscribed and sworn to before me, this the____day of_____, 2007

Notary Public:_____

My Commission Expires:

New Owner/
Send Tax Bills to:
Vanderbilt Mortgage and Finance, Inc.
500 Clayton Road
Maryville, TN 37804

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 25,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March 20 07
Deputy Register