Davidson County DEEDWARR
Recvd: 09/13/07 09:10 2 pg:
Fees:13.00 Taxes:372.80
20070913-0109759

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

NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Vanderbilt Mortgage and Finance, Inc. 500 Clayton Road Maryville, TN 37804	SAME	165-05-0A-076.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 21 day of July, 2007 between Steven B. Thomas and wife, Renee C. Thomas, hereinafter called GRANTORS, 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 GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEE, his 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. 76, Subdivision Plat, Section I, Phase I, South Shore, a Planned Unit Development, of record in Instrument No. 20020624-0075604, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Steven B. Thomas and Wife, Renee C. Thomas by deed from CMH Parks, Inc. of record in Instrument No.20051228-0155692, 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. We covenant with the said GRANTEE that we are 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.

We further covenant and bind ourselves, our 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 December 21, 2005, executed by Steven B. Thomas and wife, Renee C. Thomas, recorded in Instrument No. 20051228-0155693 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 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 Vanderbilt Mortgage and Finance, Inc.

Steven B Thomas
STEVEN B. THOMAS

Renee C Thomas
RENEE C. THOMAS

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 Steven B. Thomas and wife, Renee C. Thomas, 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 13th day of August, 2007.

Notary Public John Preston Thompson

My Commission Expires: October 12, 2010

JOHN PRESTON THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
LAUDERDALE COUNTY

The actual value or consideration, whichever is greater for this transfer is $100,758.00

Tommy Edwards
Affiant

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

Notary Public:_____

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 100,758.00
Tommy Edwards
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13 DAY OF Sept. 20 07
Abby Hite
Deputy Register