THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 10/18/07 11:34 3 pgs
Fees:18.00 Taxes:474.37
20071018-0123625

ADDRESS NEW OWNER:

FRANCES LUCILLE GRAHAM.
6221 EATONS CREEK ROAD
JOELTON, TN 37080

MAP/PARCEL NUMBER:

MAP 22, PARCELS 33 AND 36

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,207.30

AFFIANT

Subscribed and sworn to me, this the 30th day of SEPTEMBER, 2007.

Notary Public

My commission expires: 11/23/07

CLIFTON E. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

MY COMMISSION EXPIRES: DATE

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION OF THE SUM OF ONE AND NO/100($1.00) DOLLAR, cash in hand paid and other good and valuable considerations, including Grantees' relinquishing and giving up her rights to advertise and sell the real property described herein pursuant to the terms, provisions and conditions set forth in that certain Deed of Trust, of record in Instrument No. 20060914-0113711, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby expressly acknowledged, We, JACOB A.DOWELL AND CAREY J. DOWELL, HUSBAND AND WIFE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said FRANCES LUCILLE GRAHAM, hereinafter referred to as GRANTEE, her successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which

is attached hereto and incorporated herein by reference.

This is improved property known as 3196 UNION HILL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto. We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said GRANTEE, her successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands and seals on this the 30th day of September, 2007.

JACOB A. DOWELL

CAREY J. DOWELL

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB A. DOWELL AND CAREY J. DOWELL, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30th day of September, 2007.

notary public

My commission expires: 11/23/07

CLIFTON E. WILLIS, JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

MY COMMISSION EXPIRES: DATE

EXHIBIT "A"

TRACT 1: MAP 22, PARCEL 33: Land in the 14th Civil District of Davidson County, Tennessee, located on Union Hill or Loggins Spring Road, about 13 miles from Nashville, and being known as Lot No. 3 on the unrecorded Map of the Guy E. Bates Property, described according to a copy of a survey made by John M. Sullivan, County Surveyor, December 31, 1951, as follows:

Beginning at a point in the west margin of Union Hill or Loggins Spring Road at the corner of Lots No. 3 and 4; thence with the line between said lots, westerly 250 feet to a point; thence southerly 150 feet to a corner of Lot No. 2; thence with the line between Lots No. 2 and 3, easterly 250 feet to the west margin of said Road; thence with the margin of the same, north 150 feet, the point of beginning.

TRACT 2: MAP 22, PARCEL 36: Being a tract in the 14th, formerly 24th Civil District of said County, said tract lies in the rear of Lots Nos. 1, 2, and 3 of the Guy Edward Bates unrecorded Subdivision, described according to a copy of a survey made by C.J. Carney, Surveyor, dated September 9, 1961, as follows:

Beginning at the northwest corner of Lot No. 3 conveyed to Dave Allen Graham and wife, Francis Lucille Graham, by deed of record in Book 2751, Page 613, Register's Office for said County; thence along the rear line of Lots Nos. 3, 2 and 1, south 7 deg. 57' East 407 feet to the southwest corner of Lot No. 1; thence along a fence line, North 86 deg. 45' west 878 feet to the corner of the Burl Young and Lamb Property; thence with a fence line and with Lamb's east line, North 3 deg. 45; East 394 feet to the southwest corner of Mrs. Ethel Graves Property; thence with her south line, South 86 deg. 45' East 797 feet to the beginning, containing 7.58 acres.

BEING the same property conveyed to Jacob A. Dowell and Carey J. Dowell, husband and wife, by Warranty Deed from Frances Lucille Graham, a/k/a Francis Lucile Graham, of record in Instrument Number 20060914-0113710, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. **All Davidson County real property taxes for the year 2007 and all future years, a lien, not yet due and payable (Map 22, parcel 33 and 36). 2007 real property taxes will be due and payable October 1, 2007.**
2. **All matters set forth on the unrecorded Map of the Guy E. Bates Property, according to a survey made by John M. Sullivan, County Surveyor, dated December 31, 1951.**