Davidson County DEEDWARR
Recvd: 04/04/08 08:55 2 pgs
Fees:13.00 Taxes:370.00
20080404-0034083

DEED IN LIEU OF FORECLOSURE

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $-0-100,000.00.

Affiant

Sworn to and subscribed before me on this the 24th day of March, 2008.

NOTARY PUBLIC
My Commission Expires: 10-22-11

NOTARY PUBLIC AT LARGE

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Equity Mortgage, Inc.	Same as Owner	071-07 0 152.00
P. O. Box 2171		
Hendersonville, TN 37077		

WHEREAS, EQUITY MORTGAGE, INC. (the "Grantee") is the owner and holder of a certain promissory note dated March 28, 2005, in the original principal amount of $88,000.00 and is secured by a Deed of Trust of record as Instrument No. 20050329-0033977, Register's Office for Davidson County, TN; and

WHEREAS, the Grantor has agreed to make and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said Deed of Trust.

NOW THEREFORE, for and in consideration of the above recitals and the sum of $10.00 (ten dollars), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **WILLIE D. BROWN and wife, GAYLE SEARD BROWN**, by these presents do hereby transfer, grant and convey unto **EQUITY MORTGAGE, INC.**, its successors and assigns, all of our right, title and interest in the following parcel of land situated in Davidson County, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being the Easterly half of Lot No. 11 on the Map of J. B. Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, said Registers' Office. Said part of Lot No. 11 fronts 50 feet on the Northerly side of Trinity Lane, formerly Countess Avenue and runs back between parallel lines with the Westerly margin of Sultane Avenue 143 1/4 feet, more or less, to an alley.

INCLUDED IN THE ABOVE BUT EXPRESSLY EXCLUDED THEREFORE, is that portion of property described as follows:

Land in Davidson County, TN, being part of Lot No. 11 on the Map of Haynie's Oriental Subdivision as of record in Book 161, Pages 26 and 27, and being described as follows:

Permanent Right-of-Way: Beginning at a point on the Northerly right-of-way margin of Trinity Lane, said point being the intersection of the existing Northerly right-of-way margin of Trinity Lane with the Westerly right-of-way margin of Sultana Avenue and being the Southeasterly corner of the Larry V. Claud property; proceed along the existing Northerly Trinity Lane right-of-way margin North 87 deg. 10 min. 31 sec. West 28.99 feet to a point; thence leaving the existing Northerly right-of-way in a Northerly direction with a curve to the left having a radius of 10.00 feet, a back tangent bearing of South 87 deg. 10 min. 31 sec. East, and a length of 46.9 feet to a point on the Westerly right-of-way margin of Sultana Avenue; thence along the Westerly right-of-way margin of Sultana Avenue South 4 deg. 47 min. 31 sec. East 28.99 feet to the point of beginning. This permanent right-of-way containing 178 square feet, more or less.

BEING the same property conveyed to WILLIE D. BROWN by Quitclaim Deed dated August 7, 2006, and executed by GAYLE SEARD BROWN and recorded as Instrument No. 20060808-0097457, said Registers' Office.

This is improved property known as 319 West Trinity Lane, Nashville, TN 37207, but such address is not a part of the legal description, and in the event of any discrepancy between the property address and the legal description, the legal description shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, EXCEPT for the applicable building and zoning restrictions, all visible easements and easements of record, and the current real estate taxes.

WITNESS (my/our) hand(s) this the 24th day of March, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie D. Brown
WILLIE D. BROWN

Gayle Seard Brown
GAYLE SEARD BROWN

Notary Seal present,
but could not be reproduced.

STATE OF TENNESSEE

COUNTY OF Sumner

Bill Garrett
Davidson County Register of Deeds

NOTARY PUBLIC AT LARGE

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIE D. BROWN and wife, GAYLE SEARD BROWN, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 24th day of March, 2008.

J. D. Lewis III
NOTARY PUBLIC

My Commission Expires: 10-22-11