Davidson County DEEDWARR
Recvd: 07/30/08 14:43 4 pg
Fees:23.00 Taxes:1036.00
20080730-0078228

Address New Owner:	Send Tax Bills to:	Map/Parcel No.
The Bank of Nashville 401 Church Street Nashville, Tennessee	Same	063-04-0-A-013.00 CO
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, The Bank of Nashville ("Lender") is the lawful owner and holder of the indebtedness (the "Indebtedness") as defined in and secured by, among other instruments, those certain Deeds of Trust of record as Instrument No. 20060517-0058128, and of record as Instrument No. 20070404-0040276, Register of Deed's Office for Davidson County, Tennessee (the "Deeds of Trust") conveying certain property in Davidson County, Tennessee (the "Property") from Bobby Ray White and Kim White to William W. Winfree, Trustee; and

WHEREAS, a default has occurred under the Deeds of Trust, and Lender presently has the right to cause the Trustee thereunder to sell the Property pursuant to the power of sale provided in the Deeds of Trust; and

WHEREAS, in order to avoid the expense of a foreclosure sale, Grantor wishes to convey the Property to Lender in exchange for the reduction of the Indebtedness in an amount agreed upon by Grantors and Lender; and

WHEREAS, it is the intention of Grantors and Lender that, except for the amount of debt to be forgiven by Lender as stated herein, the Indebtedness shall remain a binding obligation of Grantor;

NOW, THEREFORE, in consideration of Lender's agreement that Grantor shall no longer have personal liability for a portion of the Indebtedness, the sufficiency of which is

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Ellen V. Hackett
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2008.

Sabrina Dawn Bledsoe
NOTARY PUBLIC

My Commission Expires: May 22, 2010

SABRINA DAWN BLEDSOE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Comm. Exp. 5-22-10

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acknowledged, and with the express understanding that the remaining amount of the Indebtedness shall remain the binding obligation of Grantor to Lender, Grantor hereby conveys the Property (as described in Exhibit A hereto) to Lender.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Lender, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Metro or special taxes and assessments required to be paid in the year 2007 and subsequent years, a lien not yet due and payable.

2. All matters as shown on the Plan of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11725, page 76, as amended in Instrument Nos. 2005 1202-0144894, and 20060113-0005680, Register's Office for Davidson County, Tennessee.

4. Charter of Cleveland Hall Homeowner's Association, Inc., of record in Book 11725, page 70, Register's Office for said County.

5. By-Laws of Cleveland Hall Homeowner's Association, Inc., of record in Book 11125, page 110, said Register's Office.

6. Easement to BellSouth Telecommunications, Inc. as set forth in instrument of record in Book 11720, page 325, said Register's Office.

7. Stormwater Detention Agreement of record in Instrument No. 20041115-0136615, said Registers Office.

Grantor covenants with Lender that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Lender, its successors and assigns against the lawful claims of all persons.

It is the intention of the Grantor and Lender that these Deeds of Trust of record as Instrument No. 20070404-0040276 and Instrument No. 20060517-0058128 not merge with the title acquired by the Lender pursuant to this deed. No such merger will occur unless and until such time as the Lender executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the Deed of Trust will remain a valid and continuing lien, security title, and security interest against, in, and to the property described herein.

This is improved property known as 1536 Stokley Lane, Old Hickory, Davidson County, Tennessee.

Executed this 30th day of July, 2008.

BOBBY RAY WHITE

KIM WHITE

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sabrina Dawn Bledsoe, Notary Public, Bobby Ray White with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2008.

SABRINA DAWN BLEDSOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Exp. 5-22-10

Notary Public
My Commission Expires May 22, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Sabrina Dawn Bledsoe, Notary Public, Kim White, with whom I am personally acquainted, and who acknowledged that she/he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 2008.

SABRINA DAWN BLEDSOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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My Commission Expires May 22, 2010

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EXHIBIT "A"

Property Description

EXHIBIT A
LEGAL DESCRIPTION

Lot 48, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument Number 20060106-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bobby Ray White and wife, Kim White, by deed from Cleveland Hall, LLC, a Tennessee limited liability company, of record as Instrument No. 20060517-0058127 Register's Office for Davidson County, Tennessee.