This instrument prepared by
Allen J. Ware, Jr., Atty.
603 W. Main Street, Suite 1004
Knoxville, TN 37902

Map 105-10
Parcel028.00

Davidson County DEEDWARR
Recvd: 10/20/08 10:52 3 pgs
Fees:18.00 Taxes:2450.23
20081020-0104956

WARRANTY DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 22 day of September, **2008**, between **Richard May and wife Christine May**, of Davidson County, Tennessee, of the First Part, (Grantor) and **Branch Banking and Trust Company, a North Carolina Corporation**, of the Second Part (Grantee).

WITNESSETH, that the said party of the First Part, for and in consideration of the sum of Ten Dollar(s) and 00/00 ($10.00) to them in hand paid by the party of the Second Part, the receipt of which is hereby acknowledged, and the cancellation of trust deed dated November 1, 2006, from Richard May and wife Christine May to Arnold M. Weiss, Trustee, securing $640,000.00 to Branch Banking and Trust Company, a North Carolina Corporation, recorded in Instrument No. 20061103-0137100, Register's Office of Davidson County, Tennessee, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part, the following described premises, to-wit:

LAND in Davidson County, Tennessee, being the south 50 feet of Lot No. 5 on Waverly Land Company's Plan of Lots called Waverly Place 4, of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

THIS CONVEYANCE is subject to any and all setback lines, restrictions and easements as recorded in Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Richard May by Warranty Deed of record in Instrument No. 20060906-0110017, dated August 30, 2006, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to StoryBook Homes, LLC., a Tennessee limited liability company from Richard May, married by Quit Claim Deed and is of record in Instrument No. 20061114-0141482, Register's Office, Davidson County, Tennessee

AND ALSO BEING the same property conveyed to Richard May and wife Christine May, from Storybook Homes, LLC, a Tennessee limited liability company by Quit Claim Deed and is of record in Instrument No. 20080908-0091503, Register's Office, Davidson County, Tennessee.

I understand that by signing this deed in lieu of foreclosure, I waive all right of redemption under Tennessee Code Annotated Sec. 66-8-101.

It is the express intention of Grantor and Grantee that the legal and equitable interests as described in the Deed of Trust of record in Instrument No. 200611030137100, said Register's Office, Davidson County, Tennessee, not to be merged by virtue of this Deed, and that the lien of the said Deed of Trust shall remain in full force and effect and not be released hereby.

This is improved property known as 1814 Beech Avenue, Nashville, TN 37203.

This deed is not accepted by the Grantee as a conveyance until it is placed of record in the Register's Office of Davidson County, Tennessee.

The preparer of this deed makes no representation as to the accuracy of the legal description, since an up-to-date survey was not furnished and the description was copied from previous deed.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein. **To have and to hold** the said premises to the said party of the Second Part, it's successors and assigns forever.

And the said parties of the First Party, for himself/herself and for their heirs, executors and administrators, does hereby covenant with the said party of the Second Part, its successors and assigns that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey same, that said premises are free from all encumbrances, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the First Part has hereunto set his/her hand(s) and seal(s) this 22 day of September, 2008.

Richard May

Christine May

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22 day of September, 2008.

A. Scott Hubbard
Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine May, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of September, 2008.

A. Scott Hubbard
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 11, 2009

My Commission Expires:

3-14-09

Tax ID# 105-10-028.00

Responsible Taxpayer / New Owner
Branch Banking and Trust Company
301 College Street
Greenville, SC 29601

The actual consideration, or value for this transfer, whichever is greater is ~~$ 662,223.91~~

Affiant, Christine May.

Subscribed and sworn to before me this 10 day of October, 2008.

Kim Bozell
Notary Public

My commission expires:
2/8/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 662,223.91
Victoria Turner
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF October 20 08
L. Chandler
Deputy Register