OWNER:

Timothy Hardin and wife
Belinda Hardin
1738 Old Lebanon Dirt Rd.
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
Owner

Map 083 Group 5 Parcel 193.00

THIS INSTRUMENT PREPARED BY:
M Todd Cathey
103 Lee Court
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090027623 DEEDWARR
Recvd: 04/28/09 08:30 3 pgs
Fees:18.00 Taxes:125.80
20090428-0038015

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) and the full cancellation and satisfaction of the mortgage indebtedness described in an erroneously unrecorded Deed of Trust Deed, Register's Office, Davidson County, Tennessee, we, Kenton Duane Ingle and Adam Wilding Parrish, have this day sold and by these presents do hereby transfer and convey unto Timothy Hardin and wife Belinda Hardin, and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bounded and described as follows, to-wit:

> Being the easterly part of Lot No. 1, on the Plan of Cobb's Subdivision of the R.K. Brown Property, of record in Plat Book 332, Page 144, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID part of Lot No. 1 fronts 88 feet on the north side of Seymour Avenue and runs back between lines 47 feet 8 inches on the east side along the west margin of the first alley east of the Gallatin Pike and 53 feet, more or less, on the west line to a south line on Lot No. 2 on which it measures 88 feet.

THIS IS IMPROVED PROPERTY 1101 Seymour Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said property, together with all appurtenances and improvements thereunto belonging, unto the said Timothy Hardin and wife Belinda Hardin and assigns, in fee simple, forever.

The Grantees COVENANT with the said Grantors that we are the true and lawful holder of the indebtedness described of record in an unrecorded Deed of Trust; The Grantors COVENANT that we have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered except as noted below; and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. It is the express intention of the parties hereto that the mortgagee's interest under the Deed of Trust not be merged with the fee simple title to the property being conveyed.

This conveyance is subject to all restrictions, easements, and plats all of record in the Register's Office, Davidson County, Tennessee.

All Davidson County property taxes are to be paid by Grantors.

POSSESSION TO BE GIVEN DATE OF DEED.

WITNESS OUR SIGNATURES this the 2 day of March, 2009.

Kenton Duane Ingle

Adam Wilding Parrish

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named Kenton Duane Ingle and Adam Wilding Parrish the bargainor(s), with whom I am personally acquainted, and who acknowledged that Kenton Duane Ingle and Adam Wilding Parrish executed the within instrument for the purposes contained herein.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 2 day of March, 2009.

M. TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires January 29, 2013

NOTARY PUBLIC

My Commission Expires:

The actual consideration or value, whichever is greater, for this transfer is $34,000.00

Affiant

Sworn to and subscribed before me, this the 2 day of March, 2009.

Notary Public

My commission expires:

M. TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires January 29, 2013

Being the same property conveyed to Kenton Duane Ingle by Quitclaim Deed from Adam Wilding Parrish recorded on 6/12/2008 of record in Inst. No. 200806120060484, said Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Kenton Duane Ingle and Adam Wilding Parrish by Warranty Deed from Timothy Hardin and wife Belinda Hardin of record in Inst. No. 200806090058718, said Register's Office for Davidson County, Tennessee.