STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 139,900
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 20 09
Deputy Register

STATE OF _____)
)
COUNTY OF _____)

The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
Affiant

Subscribed and sworn to before me on this ____ day of _____, 20____.

_____
Notary Public

My Commission Expires: _____

BILL GARRETT, Davidson County
Trans: T20090048522 DEEDWARR
Recvd: 07/17/09 16:02 3 pgs
Fees: 18.00 Taxes: 517.63
20090717-0067406

This Instrument Was Prepared By:

Kevin T. Williams
Attorney at law
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

RETURN TO

Address New Owner:	Send Tax Bills to:	Tax ID#:
John A. Clampitt and Brenda K. Clampitt 120 Kenton Loop Hendersonville, TN 37024	Same	149-9-284

DEED IN LIEU OF FORECLOSURE

WHEREAS, JOHN A. CLAMPITT and BRENDA K. CLAMPITT (the "Grantees") are the owners and holders of a certain promissory note (the "Note") dated January 31, 2007 from MICHAEL HENDERSHOT (the "Grantor") in the original principal amount of ONE HUNDRED THIRTY-NINE THOUSAND AND NINE HUNDRED DOLLARS

($139,900) which is secured by a Deed of Trust which is of record as instrument number 20070201-0013225 in the Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make and tender, and the Grantees have agreed to accept, this conveyance, in return for full and complete satisfaction of said Note and the full release of said Deed of Trust (said release is to be granted and recorded within twenty (20) days of execution of this Deed in Lieu of Foreclosure and no merger of estates shall occur until such recordation has occurred);

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot number 14 on the Plan of Hunter's Run, Section Two, as of Record in Plat Book 9700 Page 399, Register's Office for Davidson County, Tennesee, to which said plan reference is hereby made for a more complete and accurate legal descriotion thereof.
>
> Being the same property conveyed to Michael Hendershot by deed from John A. Clampitt and wife, Brenda K. Clampitt, of record as instrument number 20070201-0013224 in the Register's Office for Davidson County, Tennessee; and further conveyed by Michael Hendershot, an unmarried man, by Deed of Trust to Mary Francis Rudy, Trustee, of record as instrument number 20070201-0013225 in the Register's Office for said County; the said Mary Francis Rudy, Trustee, having been replaced by Kevin T. Williams, Esq., Successor Trustee, by instrument of record as instrument number 20090708-0063666in the Register's Office for said County.
>
> This conveyance is subject to any and all existing easments and restrictions shown of record.

The address of the above-described improved property is 1408 Elkhorn Point, Antioch, TN 37103.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said

land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hands this 17th day of July, 2009.

MICHAEL HENDERSHOT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 17th day of July, 2009, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL HENDERSHOT, the within named grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and seal, at office in Davidson County, TN, this 17th day of July, 2009.

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

Notary Public

my commission expires 9/21/2012