This Form furnished by: **HELEN SFIKAS ROGERS, ROGERS & ASSOCIATES**

FROM:

RHONDA SCOTT KINSLOW, AS THE EXECUTRIX OF THE ESTATE OF HANNAH ANNE ABERCROMBIE

BILL GARRETT, Davidson County
Trans: T20090066045 DEEDWARR
Recvd: 09/29/09 08:10 4 pgs
Fees: 23.00 Taxes: 14.80
20090929-0090123

TO:

NASHVILLE POST OFFICE CREDIT UNION

DEED -IN -LIEU OF FORECLOSURE

New Owner & Address	Taxable Party	Parcel ID No.
Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229	Nashville Post Office Credit Union, P. O. Box 291233 Nashville, Tennessee 37229	091 08 0 231.00

STATE OF TENNESSEE }

COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE FOR TENNESSEE TAX PURPOSES, FOR THIS TRANSFER IS: **$ 4,000.00**.

Sharon Rader
SHARON RADER, SUCCESSOR TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th, DAY OF August, 2009.

Glynda B. Johnson
NOTARY PUBLIC

GLYNDA B. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

MY COMMISSION EXPIRES: 03/09/2013
DATE

This Instrument Prepared By:

HELEN S. ROGERS
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

I, ***RHONDA SCOTT KINSLOW, EXECUTRIX OF THE ESTATE OF HANNAH ANNE ABERCROMBIE*** (hereinafter referred to as Grantor), declare for valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged by Grantor, Grantor has bargained, sold, conveyed, and by these presents do hereby bargain, sell, convey, remise, release and forever quitclaim unto, and in the favor of the ***NASHVILLE POST OFFICE CREDIT UNION*** (hereinafter

referred to as Grantee's), Grantee's heirs, successors, assigns, all of Grantor's rights, title, interest, redemption rights, claims, demands, or other remedies under the laws of the State of Tennessee or otherwise, which Grantor has or may have in and to that certain tract or parcel of land described herein, together with any improvements located thereon, and being more particularly described in ***Exhibit "A"*** as attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

Grantor hereby acknowledge that the Grantee's have a security interest pursuant to Deeds of Trusts placed upon the Property and properly perfected with the Register's Office for Montgomery County, Tennessee. Grantor affirmatively state that they have not transferred or encumbered their rights to the Property and have removed any and all personal property not subject to such liens and security interest by the Grantee's from the Property.

This Deed-in-Lieu of Foreclosure is an absolute conveyance pursuant to an Agreed Order entered in the Seventh-Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, Docket No. 08P - 1076, of record in Instrument No. 20090618-0057003, Register's Office for Davidson County, Tennessee. Grantor expressly agrees that the Grantee's have the right to sell the Property totally and finally without further notice or other obligations from the Grantee's to Grantor under the laws of the State of Tennessee. The Grantor having sold or conveyed the Property described herein to the Grantee's for a fair and adequate consideration, such consideration being full satisfaction of all obligation secured by a certain Deed of Trust dated the 18th day of November, 1989, and recorded in Book No. 7762, Page No. 988, Register's Office for Davidson County, Tennessee and Sharon Rader now being the Successor Trustee of record in Instrument No. 20090714-0065507, Register's Office for Davidson County, Tennessee. Grantor declare that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed-in-Lieu of Foreclosure between Grantor and the Grantee's with respect to the Property described herein.

To have and to hold the Property unto Grantee's, Grantee's heirs, successors and assigns, so that neither Grantor, Grantor's heirs, executors, administrators, successors and assigns, nor any other person or persons claiming by through or under Grantor shall have any right, title, claims or interest in or to the Property described herein in **Exhibit "A"**.

WITNESSED Our Hand this the 23 day of September, 2009.

RHONDA SCOTT KINSLOW, EXECUTRIX OF THE ESTATE OF HANNAH ANNE ABERCROMBIE

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, Shelli Dimarco, a Notary Public in and for said County and State, the within named ***RHONDA SCOTT KINSLOW, EXECUTRIX OF THE ESTATE OF HANNAH ANNE ABERCROMBIE***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **SHE** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Nashville, Tennessee, this the 23rd day of September, 2009.

SHELLI DIMARCO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: July 9, 2013.
My Commission Expires JULY 8, 2013

DATE

EXHIBIT "A"

Map-Parcel No. 091 08 0 231.00

LAND in Davidson County, Tennessee, being part of Lot No. 32 on the Map of W. J. Myers Re-Arrangement of Clifton Subdivision of record in Book 1130, Page 52, Register's Office of Davidson County, Tennessee, described as follows:

BEGINNING at a point at the southeast intersection of 44th Avenue, North and Albion Street at the northwest corner of said Lot No. 32; Thence along the southerly margin of Albion Street eastwardly 52.00 feet to a point; Thence at right angles in a southerly direction 91.40 feet to the right-of-way of N.C. & St. L. Railroad; Thence with the easterly margin of said right-of-way northwestwardly 81.80 feet to the intersection of right-of-way and 44th Avenue, North; Thence along the easterly margin of 44th Avenue, North 28.10 feet to the beginning.

BEING the same real property conveyed to David B. Abercrombie by deed from Crawford & Moore Investments, Inc., of record in Book 7747, Page 624, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This is un-improved real property known as:

4312 Albion Street, Nashville, Davidson County, Tennessee 37208