DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISHED OR MERGED

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 10/21/09 15:34 3 pgs
Fees:18.00 Taxes:397.11
20091021-0097460

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration, or value for this transfer, whichever is greater, is $107,327.93.

Affiant

Subscribed and 16 day of sworn to before me this October 20 09.

Elizabeth Maison
Notary Public
My commission expires: 4-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.
Charles Walker 69 Thompson Lane Nashville, TN 37211	SAME	133-02-0-016.00

WARRANTY DEED

WHEREAS, **Charles Walker**, ("Grantee") is the owner and holder of a certain from promissory note dated September 22, 2008, from **William Lamb**, ("Grantor") to the Grantee, **Charles Walker**, in the original principal amount of One hundred thousand and NO/100 ($100,000.00) Dollars, which is secured by the deed of trust of record in Instrument Number 20081009-0102526, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William Lamb**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Walker**, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 4 on the plan of William Lee Subdivision of the Roth Property, of record in Book 1130, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot 4 fronts 60 feet on the southerly margin of Sunrise Avenue and runs back 164 feet on the easterly line and 164.22 feet on the westerly line, to a dead line, measuring 68 feet, more or less, thereon.

Being the same property conveyed to William Lamb, from The Secretary of Housing and Urban Development, by deed on September 15, 2008, of record in Instrument Number 20081009-0102525 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 1130, page 67, Register's Office Davidson County, Tennessee.

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 NUMBER 20081009-0102526, SAID REGISTER'S OFFICE, NOT 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 239 Sunrise Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his/her/its hefts, representatives, successors, and assigns, forever; and Grantor does covenant with said Grantee 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 him/her/itself, his/her/its heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to said Grantee, his/her/its heirs, representatives, successors, and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

WITNESS our hands this 16 day of October, 2009.

GRANTOR:

William Lamb

GRANTEE:

Charles Walker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of Oct, 2009, before me, the undersigned, personally appeared **William Lamb,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 9/8/13

JON PAUL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16 day of Oct, 2009, before me, the undersigned, personally appeared **Charles Walker**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARY PUBLIC My Commission Expires: 9/8/13

JON PAUL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY