BILL GARRETT, Davidson County
Trans:T20090086373 DEEDQC
Recvd: 12/23/09 12:01 2 pgs
Fees:12.00 Taxes:0.00
20091223-0116789

DEED IN LIEU OF FORECLOSURE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

QUITCLAIM DEED

This Deed is made and entered into this the 21st day of December, 2009, by Dewey Watkins and Sharon Watkins, husband and wife (hereinafter referred to as "Grantor") in favor of Equity Services Inc, DBA Affordable Funding Inc. (hereinafter referred to as "Grantee").

WITNESSETH:

THAT, Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid and other good and valuable consideration the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, Grantor has bargained, sold and by these presents does hereby bargain, sell, remise, release and forever quitclaim unto and in favor of Grantee, Grantee's heirs, successors and assigns, all of Grantor's right, title, interest, claim or demand which Grantor has or may have in and to that certain tract or parcel of land, together with any improvements located thereon, being more particularly described:

**Property known as 3261 Panorama Drive, Nashville, TN 37218, Davidson County.**

**Land in Davidson County, Tennessee, being Lot No. 396 on the plan of Section One, Bordeaux Gardens of record in Book 3300, Page 91, Register's Office for said County.**

**BEGINNING at a point in the southwesterly margin of Panorama Drive at the corner of Lots 395 and 396; thence with the line between said lots, southwesterly 94.83 feet to a point; thence northwesterly 118 feet to the southeasterly margin of County Hospital Road; thence with the margin of the same, northeasterly 70 feet to the beginning of a curve; thence around said curve easterly 39.27 feet to the margin of Panorama Drive; thence with the margin of the same, southeasterly 95.27 feet to the point of beginning.**

**Being the same property conveyed to Dewey Watkins and Sharon Watkins by virtue of Warranty Deed dated June 27, 2008 and recorded July 2, 2008 at Instrument No. 20080702-0068693 in the Register's Office of Davidson County, Tennessee.**

The conveyance set forth herein by Grantor to Grantee is made in lieu of the foreclosure by Grantee of that certain Deed to Secure Debt from Dewey Watkins and Sharon Watkins, husband and wife – to Equity Services, Inc, DBA Affordable Funding dated June 27, 2009, recorded in Instrument No. 20080702-0068694 in the Register's Office of Davidson County, Tennessee.

To have and to hold the Property unto Grantee, Grantee's heirs, successors and assigns, so that neither Grantor, Grantor's heirs, successors and assigns, nor any other person or persons claiming by through or under Grantor shall have any right, title or interest in or to the Property.

**IN TESTIMONY WHEREOF I have executed this instrument this the 21st day of December, 2009.**

Dewey Watkins
**Dewey Watkins**

Sharon Watkins
**Sharon Watkins**

STATE OF TENNESSEE
**COUNTY OF DAVIDSON**

**On this 21st day of December, 2009, before me,** Eddie N. Morthel **personally appeared,** Dewey Watkins and Sharon Watkins, **to me personally known (or proved to me on the basis of Satisfactory Evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.**

**WITNESS my hand, at office, this 21st day of December, 2009.**

**My commission expires:** 9-9-2012 Eddie N. Morthel
**Notary Public**

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**I or we do herby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is $100.**

**Affiant**

**Subscribed before me this 21st day of December, 2009.**

**Notary Public** **(seal)**

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My commission expires:** 9-8-13

**Property Address known as: 3261 Panorama Drive, Nashville, Tn 37218**
**Owner's Name:** Equity Services Inc, DBA Affordable Funding Inc.
**Owner's Address: 5711 Six Forks Road, Suite 303 , Raleigh, NC 27609**
**Mail Tax Bills To:** Equity Services Inc, DBA Affordable Funding Inc.
**5711 Six Forks Road, Suite 303 , Raleigh, NC 27609**
**Map & Parcel: 0800801800**