NEW OWNER IS AND SEND
TAX BILLS TO:
Franklin Bank & Trust Company
P.O. Box 449
Franklin, Ky 42134-0449

Map and Parcel 159-00-0104.00

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

DEED IN LIEU OF FORECLOSURE

WHEREAS, **FRANKLIN BANK & TRUST COMPANY** is the owner and holder of a certain promissory note dated December 30, 2008 from **MANJEET K. CHHINA**, to the Grantee in the original principal amount of ONE HUNDRED SEVENTY-SEVEN THOUSAND EIGHT HUNDRED EIGHTY-FIVE AND 21/100 ($177,885.21) DOLLARS, which is secured by the Deed of Trust of record as Instrument No. Instrument No. 20081231-0123887 Register's Office of Davidson County, Tennessee;

WHEREAS by Correction Deed of Trust dated January 16, 2009 from Manjeet K. Chhina to Philip Kelly, Trustee for Franklin Bank & Trust and of record as Instrument No. 20090123-0006234, Register's Office of Davidson County, Tennessee, increased loan amount to $227,885.21 and correcting promissory note being executed by J & K Kentucky, LLC.

WHEREAS, by Loan Modification Agreement dated June 18, 2009 and recorded as Instrument No. 20090708-0063662, said Register's Office, said indebtedness was increased to **THREE HUNDRED EIGHTEEN THOUSAND AND NO/100 ($318,000.00)**; AND

WHEREAS, the GRANTOR has agreed to make and the GRANTEES have agreed to accept, this conveyance in return for partial satisfaction of said promissory note; AND

NOW, THEREFORE for and in consideration, of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **MANJEET K. CHHINA**, have this day bargained and sold and by these presents do hereby transfer and convey unto **FRANKLIN BANK & TRUST, COMPANY,** its successors and assigns, the following described tract or parcel of land situated in the Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Indian Hills Subdivision, Section One, as of record in Plan Book 2663, page 21, Register's Office for said County being described as follows:

BEGINNING at an iron pin in the northerly margin of Old Hickory Boulevard at the southeast corner of said Subdivision; then with the line between said Subdivision and the Pinkleton property, North 5 deg. 00 min. East 458 feet to a point in the southerly boundary line in the proposed Indian Hills Subdivision, Section II; thence with the line between said Section One and II South 85 deg. 12 min. 30 sec. East 189.3 feet to the easterly margin of Autumn Way, a proposed road; thence with said margin South 4 deg. 47 min. 30 sec. West 446 feet to an iron pin; thence with the same around a curve to the left, having a radius of 20 feet, 32.4 feet to the northerly margin of said Boulevard; thence with said Boulevard South 88 deg. 05 min. East 166.6 feet to the beginning.

BEING the same property conveyed to Manjeet K. Chhina by deed from Jarnail Singh Chhina dated October 30, 2008 and of record as Instrument No. 20081106-0110437, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20100000505 DEEDWARR
Recvd: 01/05/10 09:39 3 pgs
Fees: 18.00 Taxes: 1212.32
20100105-0000680

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said

GRANTEE, its successors and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described lot or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2009 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, its successors and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 24 day Dec, 2009.

MANJEET CHHINA, by Jarnail Singh Chhina, attorney in fact by virtue of Special Power of Attorney recorded 12/31/08 at 20081231-0123886, Davidson County Register's Office.

STATE OF Kentucky
COUNTY OF Simpson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jarnail Singh Chhina, attorney in fact for MANJEET CHHINA 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 therein contained.

WITNESS my hand and official seal on this the 24 day of Dec, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-2011

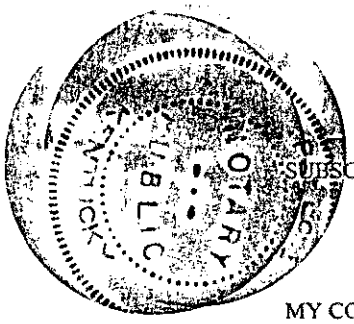
OATH

STATE OF Kentucky
COUNTY OF Simpson

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 327,665.21, which

amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Franklin Bank & Trust Co
By James H Bowlight EVP
AFFIANT



SUBSCRIBED and sworn to before me, this the 24 day of Dec, 2009.

Pat Long
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-2011