THIS INSTRUMENT PREPARED BY:
The Hill Firm, PLLC
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

BILL GARRETT, Davidson County
Trans:T20100006231 DEEDWARR
Recvd: 02/01/10 15:10 5 pgs
Fees:28.00 Taxes:388.50
20100201-0008068

New Owner:	Tax Bills To:	Map/Parcel No:
Milton G. Edmonds, d.b.a. **Affiliated Business Services** **6740 2nd St., NW** **Washington, DC 20012-2113**	**SAME**	081-12 OL | 001.00

DEED IN LIEU OF FORECLOSURE

WHEREAS, the Grantor owns fee simple title to the real estate described on Exhibit A hereto and the improvements located thereon (the "Property");

WHEREAS, the Grantee is the current payee under that certain Promissory Note, dated August 20, 2008, made initially to Milton G. Edmonds, d.b.a., Affiliated Business Services with an initial principal balance of $105,000.00 (the "Note");

WHEREAS, the balance due under the Note is now fully due and payable;

WHEREAS, the indebtedness created by the Note is secured by a Deed of Trust (the "Deed of Trust") recorded as Instrument No. 20080829-0089002 with the Davidson County Register of Deeds;

WHEREAS, Grantor is in default under the Note and the other loan documents executed in connection therewith, and the entire amount outstanding under the Note, including all accrued but unpaid interest, late fees and other costs incurred by Grantee as a result of the default by Grantor, has been accelerated by Grantee;

WHEREAS, in order to avoid the financial hardship and damage to reputation that would result from a continuing default and resulting foreclosure, Grantor has asked that the parties resolve Grantor's default by Grantor's conveyance of the real estate described on Exhibit A hereto, in lieu of foreclosure; and

WHEREAS, Grantee wishes to accept the conveyance of the Property to avoid the necessity of litigation and foreclosure and the delays associated therewith.

NOW THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00),

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Taurus McCain has bargained and sold, and does hereby bargain sell, transfer, convey, and confer unto Milton G. Edmonds, d.b.a. Affiliated Business Services, and its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

The conveyance set forth herein by Grantor to Grantee is made in lieu of the foreclosure by Grantee under the Deed of Trust. By signing below, Grantor covenants and warrants that he has held the Property as investment property not as a personal residence for himself or his spouse and it is not subject to homestead rights or claims of any kind. Grantee hereby covenants to not foreclose on the Property.

The parties expressly agree that the execution and delivery of this Deed in Lieu of Foreclosure shall not terminate any claims that the Grantor may have for damages caused to the Property and shall not effect a merger with the Deed of Trust, that the Deed of Trust is not terminated or otherwise affected in any way by the execution and delivery hereof and that the Deed of Trust, and the lien created thereby, shall survive the closing of the transactions contemplated in this Deed in Lieu of Foreclosure until such time as Grantee expressly terminate the Deed of Trust.

IN WITNESS WHEREOF, the GRANTOR and GRANTEE have hereunto set their hands as of the dates written below.

Grantor:

Taurus McCain — Date 12-29-09

Grantee:

Milton G. Edmonds,
d.b.a. Affiliated Business Services

1/4/2010 Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 105,000.

Affiant

Sworn to and subscribed before me this 29th day of December 2009.

Notary Public
My Commission Expires:

ROBERT J. HILL, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Taurus McCain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

Witness my hand and official seal at Nashville, this 29th day of December, 2009.

Notary Public
My Commission Expires:

ROBERT J. HILL, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

STATE OF District of Columbia)
COUNTY OF Washington DC)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Milton G. Edmonds, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath,

acknowledged herself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing his name thereto.

Witness my hand and official seal at 4th, this January day of _____ 2014.

Alice Faye McClarin

Notary Public

My Commission Expires:

ALICE FAYE McCLARIN
Notary Public, District of Columbia
My Commission Expires April 30, 2013

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Unit A on the Plan of City View Condos on 6th, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record as Instrument No. 20080730-0077863, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of City View Condos on 6th as shown as an attachment to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Taurus McCain, a married man by warranty deed from Milton G. Edmonds, d.b.a. Affiliated Business Services, of record as Instrument No. 20080829-0089001 of said Register's Office.

This is improved real property commonly known as 1615 6th Ave. N, Unit A, Nashville, TN 37208.