BILL GARRETT, Davidson County
Trans:T20100007078 DEEDWARR
Recvd: 02/04/10 10:44 4 pgs
Fees:23.00 Taxes:1471.35
20100204-0008959

*PREPARED BY:*
*SIDWELL, BARRETT & WELCH, P.C.*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

**STATE OF TENNESSEE)**
**COUNTY OF WILLIAMSON)**
The actual consideration is ~~$0.00~~ 397661.03

RONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT

Subscribed and sworn to before me
this 10 day of Dec, 2009.

NOTARY PUBLIC
My Commission Expires: 10/23/13

**ADDRESS OF NEW OWNER:**
Freeman Investment, LLC
P.O Box 150868
Nashville, TN 37215

**SEND TAX BILLS TO:**
Owner

Map/Parcel 10504030900
10504025600
10504025900
10504039200
10504039300

## DEED IN LIEU OF FORECLOSURE

**WHEREAS, Freeman Investment, LLC**, a Tennessee limited liability company, **("Grantee")** is the owner and holder of a certain promissory note dated March 3, 2005 from **John Powell, ("Grantor")** to **Grantee**, in the original principal amount of Five Hundred Fifty Five Thousand and No/100 Dollars ($555,000.00) which is secured by the deed of trust of record in Instrument No. 20050503-0023635 Register's Office for Davidson County, Tennessee;

**WHEREAS**, Grantee subsequently conveyed the property to **Trailer Lease, Inc.**, a Tennessee corporation; and

**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 and the release of said deed of trust;

**NOW THEREFORE**, in consideration of $10.00, and other good and valuable

consideration, the receipt and sufficiency of which is hereby acknowledged, **John Powell and Trailer Lease, Inc., a Tennessee Corporation, Grantor(s)** hereby conveys all of their undivided right, title and interest to the hereinafter described property to **Freeman Investment, LLC, Grantee.** Said property conveyed herein is described as follows:

**See Exhibit A**

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

John Powell

Trailer Lease, Inc.

By: _____

Its: President

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Elaine Powell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the President of Trailer Lease, Inc., and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 13th day of November, 2009.

Notary Public

My Commission Expires: 1-22-2011

LINDSEY GOSSAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John Powell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, acknowledged he executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this 13th day of November, 2009.

Lindsey Gossage
Notary Public

LINDSEY GOSSAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-22-2011

EXHIBIT A

Tract I
A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being the southerly 70 feet of the northerly 120 feet of the westerly 177 feet of Lot No. 22 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 70 feet on the easterly side of Creek Street formerly Breen Avenue and extends back between parallel lines 177 feet to an alley.

Tract 2

Land in Davidson County, Tennessee being Lots No., 19 and 20 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's Office for Davidson County, Tennessee and described as follows:

Included in the above description but excluded from this conveyance is the land vested in the Metropolitan Government of Nashville and Davidson County, by Final Order of record in Book 8860, page 323 Register's Office for Davidson County, Tennessee.

Tract 3

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Lot No. 1 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, page 517 Register's Office for Davidson County, Tennessee.

Tract 4

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Lot No. 2 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, page 517 Register's Office for Davidson County, Tennessee.

Tract 5
A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Part of Lot No. 17 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's Office for Davidson County, Tennessee being Lots Nos. 7 and 8 on the map of Raines' Subdivision of Lots No. 13 and 15 to 21 inclusive of said Old Fairgrounds Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street at a point 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots No. 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of alley; thence with said alley, westwardly 100 feet northwardly 160 feet to the point of beginning.

Being part of the same property conveyed to John Powell by deed from Freeman Investment, LLC of record in Instrument No. 20050303-0023634 Register's Office for Davidson County, Tennessee. The property was further quitclaimed to Trailer Lease, Inc., by instrument of record in Instrument No. 20050303-0023636 Register's Office for Davidson County, Tennessee.