DEED IN LIEU OF FORECLOSURE

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Ray Kenneth Binnion Revocable Trust<br>813 Evergreen Trail<br>Madison, Tennessee 37115 | Same | Map 52-5<br>Parcel 181 |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 25,000.00 .

M. E. Bedwell
AFFIANT

Sworn to and subscribed before me

this the 2nd day of March, 2010.

GINA R. KRANTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9/3/2012

BILL GARRETT, Davidson County
Trans:T20100013086 DEEDWARR
Recvd: 03/04/10 14:17 2 pgs
Fees:13.00 Taxes:92.50
20100304-0016785

THIS INDENTURE made this 2nd day of March, 2010, by and between Michael Bedwell and wife, Kathlene Bedwell, hereinafter called Grantors and Ray Kenneth Binnion Revocable Trust, hereinafter called Grantee, its successors and assigns;

WITNESSETH: That the Grantors, for and in consideration of the sum of One ($1.00) Dollar in hand paid, and the full satisfaction of the Deed of Trust herein described, convey and warrant unto said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 55.5 feet of the southerly one-half of Lot No. 4, Block "K", Revised Plan of Power and Roth, Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 55.5 feet on the southwesterly side of Idlewild Drive, shown as unnamed street on said plan and runs back between parallel lines 154 feet, more or less, on the northerly line and 204 feet, more or less, on the southerly line to a dead line in the rear on which it measures 78 feet, more or less.

Being the same property conveyed to Michael Bedwell and wife, Kathlene Bedwell, by deed of record in Instrument No. 20090804-0073126, Register's Office for Davidson County, Tennessee.

This instrument prepared upon information furnished by the parties and without the benefit of title search or title insurance.

This is improved property known as 812 Idlewild Drive, Madison, Tennessee 37115.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated.

Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the deed of trust of record in Instrument No. 20090804-0073127, Register's Office for Davidson County, Tennessee, and 2009 taxes, currently due and payable.

THIS DEED is given in full cancellation and satisfaction of those certain Deed of Trust Note dated July 31, 2009, given as security applicable to the above-described premises and the indebtedness secured by the deed of trust recorded in the Register's Office for Davidson County, Tennessee, as aforecited, wherein the borrowers were Michael Bedwell and wife, Kathlene Bedwell. Grantee joins in this instrument to effectuate release thereof.

In execution whereof, the parties have executed this instrument on the day and date aforesaid.

GRANTEE:

RAY KENNETH BINNION REVOCABLE TRUST

BY: Ray Kenneth Binnion
RAY KENNETH BINNION, TRUSTEE

GRANTOR:

MICHAEL BEDWELL

KATHLENE BEDWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Bedwell and wife, Kathlene Bedwell, the within named bargainors, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the persons who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared Ray Kenneth Binnion, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Ray Kenneth Binnion Revocable Trust, and that he, as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of March, 2010.

NOTARY PUBLIC

My Commission Expires: 9/3/2012

PREPARED BY:

CLOSING & TITLE SERVICES, INC.
533 Rivergate Parkway
Goodlettsville, Tennessee 37072