268

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{	{	}
{McCormick 106, LLC c/o	{ New Owner	} Parcel I }
{Beltway Capital Management, LLC	{	} Map 188100 AO }
{Executive Plaza II	{	} Parcel 4000 CO }
{11350 McCormick Road, Suite 902	{	} Parcel II }
{Hunt Valley, MD 21031	{	} Map 188100 AO }
	{	} Parcel 4300 CO }
	{	} Parcel III }
	{	} Map 188100 AO }
	{	} Parcel 4400 CO }
	{	}

BILL GARRETT, Davidson County
Trans:T20100016247 DEEDWARR
Recvd: 03/19/10 13:21 2 pgs
Fees:13.00 Taxes:2075.70
20100319-0020825

{ired by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

DEED IN LIEU OF FORECLOSURE

Capstone Homebuilder's Group, LLC a Tennessee limited liability company (hereinafter collectively referred to as the "Grantors") does hereby bargain, sell and convey unto McCormick 106, LLC, a Maryland limited liability company (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcels of real estate located in Davidson County, Tennessee.

> Land in Davidson County, Tennessee, being Lots Nos. 40, 43, and 44 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate descriptioin therein.
>
> On January 29, 2008 the Grantor herein executed three promissory notes in the original principal amount of $178,500.00, $204,000.00 and $178,500.00 payable to McCormick 106, LLC. Said notes was secured by a deed of trust of record in Instruments 2008-0131-0010198. 2008-0131-0010687 and 20080131-001020, Register's Office for Davidson County, Tennessee.
>
> There are improved real properties commonly known as 1836, 1838 and 1844 Grace Point Lane, Nolensville, Tennessee 37175.
>
> Said note and deeds of trust have been assigned by the Grantor herein by the lender Pinnacle National Bank on December 29, 2009.
>
> The Grantor is in default in the payment of said notes and this instrument is being executed in lieu of a foreclosure proceeding. The conveyance of title to the Grantee

shall satisfy all of the debt evidenced by promissory notes referred hereinabove and shall constitute a release of the aforementioned deeds of trust. Included in this conveyance are all improvements located on each of the lots described herein.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $561,000.00.)
( )
( )
(Affiant
(Subscribed and sworn to before me
(this 3rd day of March, 2010.
(
(Notary Public
(My Commission Expires: My Commission Expires 01/09/2012
(

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Deed in Lieu of Foreclosure to be executed this 3rd day of March, 2010.

CAPSTONE HOMEBUILDER'S GROUP, LLC

By CM

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Ryan Hunter Alsup of the state and county mentioned, personally appeared Don Scarlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Chief Manager of the Capstone Homebuilder's Group, LLC and as such Chief Manager acknowledged that he/she is authorized to execute the foregoing instrument on behalf of the Capstone Homebuilder's Group, LLC the within named bargainor, a limited liability company, and that he/she as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Chief Manager.

Witness my hand and seal, at office in Nashville TN this 3rd day of March, 2010.

Notary Public

My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY