BILL GARRETT, Davidson County
Trans:T20100017310 DEEDWARR
Recvd: 03/24/10 14:27 3 pgs
Fees:18.00 Taxes:291.27
20100324-0022139

PICK-UP

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Blvd., Suite 101
Hendersonville, Tenn. 37075

THE PREPARER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE DESCRIPTION OR THE STATUS OF THE TITLE OF THE PROPERTY. THIS DOCUMENT HAS BEEN PREPARED BASED ONLY UPON INFORMATION FURNISHED TO THE PREPARER.

Map/Parcel
05108005600

FROM:
JON GEHLY and wife
SHARON GEHLY
1007 Virginia Avenue
Nashville, TN 37115

SEND TAX BILLS TO:
JAMES O. GRIMES, Jr. and wife
BETTY A. GRIMES
502 Janice Street
Enterprise, AL 36330

NAME & ADDRESS OF NEW OWNER:
JAMES O. GRIMES, JR. and BETTY A. GRIMES
502 Janice Street
Enterprise, AL 36330

WARRANTY DEED IN LIEU OF FORECLOSURE

WHEREAS, **JAMES O. GRIMES, Jr. and wife, BETTY A. GRIMES,** (jointly the "Grantee") are the owners and holders of a certain promissory note dated April 15, 2002, from **JON GEHLY and wife SHARON GEHLY** (jointly the "Grantor") to the Grantee, in the original principal amount of Ninety Thousand and 00/100 ($90,000.00) Dollars, which is secured by the deed of trust of record as Instrument No. 20020710-0082948, Register's Office for Davidson County, Tennessee; 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, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JON GEHLY and wife SHARON GEHLY**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JAMES O. GRIMES, Jr. and wife, BETTY A. GRIMES**, the Grantee, their heirs and assigns, all our estate, right, title, to my interest and claim in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 5 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision as of record in Book 843, Page 7, Registers' Office for Davidson County, TN. Said Lot No. 5 fronts 60 feet on the

Southerly side of Emmit Avenue and, extends back between parallel lines 200 feet to a dead line.

BEING the property conveyed to JON GEHLY and wife, SHARON GEHLY by Warranty Deed dated April 15, 2002, from JAMES 0. GRIMES, JR. and wife, BETTY A. GRIMES and recorded as Instrument No. 20020710-0082948, Register's Office for Davidson County, TN. (This is a re-recording of the original Deed which conveyed the property to Mr. and Mrs. Grimes.)

This is improved property known as 126 Emmitt Avenue, Madison, Tennessee.

This conveyance is made subject to:
1. 2009 taxes which are delinquent.
2. Restrictive covenants contained in instrument of record in Book 1199, Page422, Register's Office for said County.
3. Matters shown on the Plan of record in Book 843, Page 7, Register's Office for said County.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set forth above; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 24th day of March, 2010.

JAMES O. GRIMES, JR.

JON GEHLY

BETTY A. GRIMES

SHARON GEHLY

State of Tennessee
County of Davidson
This 24th day of March, 2010
Notary Public: Edvin Masic

EDVIN MASIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Exp. 4-16-2013

My commission expires: 04-16-2013

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **JON GEHLY and wife SHARON GEHLY**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in ~~Hendersonville~~ Nashville, Tennessee, on this the 24th day of March, 2010.

Edwin Masic
NOTARY PUBLIC

EDVIN MASIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Exp. 4-16-2013

My Comm. Expires: 04-16-2013

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **JAMES O. GRIMES, Jr. and wife, BETTY A. GRIMES**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23rd day of March, 2010.

Kathy Mixson
NOTARY PUBLIC

KATHY MIXSON NOTARY PUBLIC ALABAMA STATE AT LARGE

KATHY MIXSON
Notary Public, AL State at Large
My Comm. Expires April 4, 2012

My Comm. Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this transfer is $(_____).

_____
AFFIANT

Sworn to and subscribed before me this _____ day of _____, 2010.

_____
NOTARY PUBLIC
My Comm. Expires:_____

C:\worddocs\Realprop\Grimes.Gehly Q C Deed.doc

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 78,777.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF March 20 10
Brandi Wiseman
Deputy Register