(1)

BILL GARRETT, Davidson County
Trans:T20100040654 DEEDWARR
Recvd: 07/02/10 09:41 4 pgs
Fees:23.00 Taxes:310.80
20100702-0051940

RECORD AND RETURN TO:
RELS SETTLEMENT SERVICES
5700 SMETANA DRIVE, SUITE 400
MINNETONKA, MN 55343

THIS DOCUMENT WAS PREPARED BY:

Rels Settlement Services
5700 Smetana Drive, Suite 400
Minnetonka, MN 55343

Send Property Taxes to:
Wells Fargo Financial
4119 121st Street
Urbandale, IA 50323

Tax Parcel No.: 043-09-0-242.00

173893102

DEED IN LIEU OF FORECLOSURE

KNOW ALL MEN BY THESE PRESENTS, that
Anjanette Gordon, unmarried AND Helen Gordon, unmarried

hereinafter called grantor, for $ 1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Wells Fargo Financial Tennessee 1, LLC**

whose address is **4119 121ST STREET, URBANDALE, IOWA 50323**
and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in the County of **Davidson**, State of **TENNESSEE**, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 25 FEET OF THE WESTERLY HALF OF LOT 31, BLOCK "B" AND THE EASTERLY 50 FEET OF LOT 31, BLOCK "B" ON THE PLAN OF WOODLAWN ESTATES, OF RECORD IN PLAT BOOK 843, PAGE 82, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF LOT 31 FRONT TOGETHER 75 FEET ON THE NORTHERLY SIDE OF DULING AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, 165 FEET TO A DEAD LINE.

Being the same property conveyed to Anjanette Gordon and Helen Gordon, joint tenants with rights of survivorship by deed from Gwynn D. Howell, a married man, dated 12/03/2003, filed 01/07/2004 and recorded in Deed as Inst. No. 20040107-0002653 in DAVIDSON County Records.

Property Address: 259 Duling Ave, Madison, TENNESSEE 37115

Tax Parcel No: 043-09-0-242.00

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

This deed does not effect a merger of the fee ownership and the lien of the mortgage described below. The fee and lien shall hereafter remain separate and distinct. By acceptance and recording of this deed, grantee covenants and agrees that it shall forever forebear taking any action whatsoever to collect against grantor on the obligations which are secured by the mortgage/deed of trust (referred to herein as "mortgage") described below, other than by foreclosure of that mortgage; and, that in any proceeding to foreclose that mortgage, grantee shall not seek, obtain or permit a deficiency judgment against grantors, their heirs, successors or assigns, such right being hereby waived. This paragraph shall be inapplicable in the event that grantor attempts to have this deed set aside or this deed is determined to transfer less than fee simple title to grantee.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The true and actual consideration for this transfer consists of $ **1.00** and grantee's waiver of its right to bring an action against grantor based on the promissory note secured by the mortgage hereinafter described and agreement not to name the grantor as a party to a foreclosure action as stated above with respect to that certain mortgage signed on **JANUARY 9, 2007**, by **Anjanette Gordon and Helen Gordon**
in favor of **Wells Fargo Financial Tennessee 1, LLC**
and recorded at **Instrument No. 20070116-0006364**,
real property records of **Davidson** County on **JANUARY 16, 2007.**

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

173893102

IN WITNESS WHEREOF, the grantor has executed this instrument on June 21, 2010.

Anjanette Gordon (Seal)
Anjanette Gordon - Grantor

Helen Gordon (Seal)
Helen Gordon - Grantor

(Seal)
- Grantor

(Seal)
- Grantor

[Space Below This Line For Acknowledgment]

State of Tennessee)

County of Sumner)

On this 21 day of June, 20 10, before me personally appeared **Anjanette Gordon AND Helen Gordon**

to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Signature

JASON C. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

10-22-2010

173893102

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 84,000.00 which amount is equl or greater than the amount which the property was transferred would command at a fair and voluntary sale.

Anjanette Gordon - Helen Gordon

Anjanette Gordon Helen Gordon

Affiant

Subscribed and sworn to me this June 21, 2010.

Notary Public

My Commission Expires: 10-27-2010

JASON C. HILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY