BILL GARRETT, Davidson County
Trans:T20100044300 DEEDWARR
Recvd: 07/20/10 10:53 2 pgs
Fees:13.00 Taxes:373.08
20100720-0056665

Send Tax Bills To:
Jack Davis, Jr.
1120 Springfield Hwy
Goodlettsville, TN 37072
Map/Parcel
025160-014.00

Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

DEED

(IN LIEU OF FORECLOSURE)

This deed made and entered into this 9th day of July, 2010 by and between Ronald Brewer and wife, Charlotte Brewer, parties of the first part and Jack Davis, Jr., parties of the second part.

WITNESSETH: That for and in consideration of the sum of Zero Dollars ($0) cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey unto the party of the second part its successors and assigns, the following described property located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Goodlettsville Heights, Section III, of record in Plat Book 1835, Page 98, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ronald Brewer and wife, Charlotte Brewer by Warranty Deed from Benny Alexander, Trustee of record in Instrument Number 20051115-0138083, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This deed is being executed in Lieu of foreclosure of a Deed of Trust, dated 11/14/05, executed by Ronald Brewer and wife, Charlotte Brewer, of record in Instrument Number 20051115-0138084, Register's Office Davidson County, Tennessee.

It is the intention of the grantor and the grantee that the Deed of Trust of record in Instrument Number 20051115-0138084, Register's Office for Davidson County, Tennessee, not merge with the title acquired by the grantee pursuant to the deed. No such merger will occur unless and until such time as the grantee executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an instrument is executed and recorded, the mortgage will remain valid and continuing lien, securing title, and security interest again, in, and to the property described herein.

TO HAVE AND TO HOLD the same with all the appurtenances thereto belonging to the party of the second apart, its successors and assigns forever, with Covenant of General Warranty.

This conveyance is subject to any and all planning and zoning regulations and any and all easements and restrictions of record.

IN TESTIMONY WHEREOF, witness the hand of the parties of the first part on this date first above written.

Witness our hands this 9th day of July, 2010.

Ronald Brewer

Charlotte Brewer

This is improved property known as: 920 Dickerson Road, Goodlettsville, TN 37072.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and State the within named Ronald Brewer and Charlotte Brewer, the bargainors with whom, I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of July, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $100,833.48. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 9th day of July, 2010.

Karen B. Heavener
Notary Public

My Commission Expires: 11/7/11

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY