RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

This instrument prepared by:
Steven G. Waters, PLLC
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

New Property Owner:
India Matlock
2209 Abbott Martin Road
Apt. 12-10
Nashville, TN 37215-2520

Send Tax Bills to:
Same as new owner

Map Parcel Number:
054-13-0/049.00

DEED IN LIEU OF FORECLOSURE

WHEREAS, India Matlock (herein called "Grantee") is the owner and holder of a certain Deed of Trust Note dated August 2, 2006, from **Angeleta H. Hackett** (herein called "Grantor") to the Grantee, in the original principal amount of One Hundred Thirty Seven Thousand Five Hundred Fifty Four and 00/100 ($137,554.00) Dollars, which is secured by a Deed of Trust of record in Instrument No. 20060829-0106385, 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 Deed of Trust Note:

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, **Angeleta H. Hackett**, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto **India Matlock**, the Grantee, her heirs, representatives, successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey thereof by Forest E. Dye, Surveyor, dated February 16, 1983, as follows:
>
> Beginning at an iron pipe in the northeasterly margin of Old Hickory Blvd., at the northwesterly corner of this tract and thence, leaving said margin, N58°00'E, 322.2 feet to an iron pipe; thence S0°02'W, 110.0 feet to an iron pipe; thence S.54°25'W, 247.4 feet to an iron pipe in the northeasterly margin of Old Hickory Blvd., thence with said margin 110.0' to the beginning and containing 0.7 acres, more or less.

BILL GARRETT, Davidson County
Trans:T20100074069 DEEDWARR
Recvd: 11/22/10 15:28 4 pgs
Fees:23.00 Taxes:484.81
20101122-0093574

Being the same property conveyed to Angeleta H. Hackett by deed from India Matlock of record in Instrument No. 20060829-0106384, Register's Office for Davidson County, Tennessee.

IT IS THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT THE LEGAL AND EQUITABLE INTERESTS AS DESCRIBED IN THE DEED OF TRUST OF RECORD IN INSTRUMENT NO. 20060829-0106385, SAID REGISTER'S OFFICE, NOT BE MERGED BY VIRTUE OF THIS DEED, AND THAT THE LIEN OF THE SAID DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AND NOT BE RELEASED HEREBY.

This property is improved property known as 3844 Old Hickory Boulevard, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtances, estate, title and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against lawful claims of all persons whatsoever.

DATED this 9 day of November, 2010.

GRANTOR:

Angeleta H. Hackett

ANGELETA H. HACKETT

GRANTEE:

India Matlock

INDIA MATLOCK

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELETA H. HACKETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office this 9th day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 9/28/2011

[NOTARY SEAL]

STEVEN I. RUSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, INDIA MATLOCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office this 18th day of November, 2010.

NOTARY PUBLIC

My Commission Expires: 8-8-2012

[NOTARY SEAL]

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Sumner

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,030.05, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of November, 2010.

Notary Public

My commission expires: 7-3-2012

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp July