PICK-UP

DEED IN LIEU OF FORECLOSURE

Prepared by: Julie Matejko

BILL GARRETT, Davidson County
Trans:T20110007219 DEEDWARR
Recvd: 02/03/11 13:32 4 pgs
Fees:23.00 Taxes:432.85
20110203-0009801

WHEN RECORDED MAIL TO:

Wieslaw and Julie Matejko

PO Box 179

Hendersonville TN 37077 | ID_____

The undersigned

_____Jae M. Jose _____

GRANTOR(s) declare(s):

FOR VALUABLE CONSIDERATION, loan balance $ 116,986.42 receipt of which is hereby acknowledged, hereby GRANT(S) to___Wieslaw and Julie Matejko_____

the following described real property in theCounty of_____Davidson_____, State of ____Tennessee____:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office of Davidson County, Tennessee, being Lot No. 19, of Block A on the unrecorded plan of Eller and Vandiver's Subdivision, described according to a survey made by Ewell Anderson,

Surveyor, April 1945, as follows:

Beginning on the easterly margin of Rio Vista Drive at a point 853 feet North of the Northerly margin of Dupont Avenue, as measured along the easterly margin of said Drive, said point being the corner of Lots No. 18 and 19; thence with said Drive northwardly 50 feet to the corner s of Lots Nos. 19 and 20; thence with the line between two lots eastwardly 275 feet to low water mark of Cumerland River; thence with said low water mark, southwardly 50 feet to the corner of lots 18 and 19; thence with the line between said lot, westwardly 275 feet to the point of beginning.

Being the same property conveyed to Jae M. Jose, MARRIED, by Warranty Deed from Wieslaw Matejko and Julie L. Matejko, HUSBAND AND WIFE, of record in Instrument Number 20061006-0124755, Register's Office for DAVIDSON County, Tennessee. Jae M. Jose was subsequently divorced on _____ and has remarried Jennifer _____. Jennifer _____

Joins in the herein conveyance for the sole purpose of conveying any right, title or interest she may have in the said property, marital or otherwise.

This deed is an absolute conveyance, the GRANTOR(s) having sold the above-described real property to the GRANTEE for a fair and adequate consideration, such consideration being full satisfaction of all obligations secured by the deed of trust heretofore executed by GRANTOR(s). GRANTOR(s) declare(s) that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed between GRANTOR(s) and GRANTEE with respect to the above-described real property.

_____ Date: 1/28/11 _____ 1/28/2011

Date: _____

Jae M. Jose Jennifer Jose

State of _Tennessee_

County of Davidson

Personally appeared before me, a Notary Public of said County and State, Jae M. Jose and Jennifer Jose, HUSBAND AND WIFE, the within named GRANTOR, 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, at Hendersonville Tn, this 28 day of January 2011.

____ Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: MY COMMISSION EXPIRES May 08, 2012

Date:

Wieslaw Matejko

Date: 1/28/11

Julie L. Matejko

State of _Tennessee_

County of Davidson

Personally appeared before me, a Notary Public of said County and State, Wieslaw Matejko and Julie L. Matejko, HUSBAND AND WIFE, the within named GRANTEE, 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, at Hendersonville Tn, this 28 day of January 2011.

____ Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission Expires: MY COMMISSION EXPIRES May 08, 2012

Name & Address of Property:

Wieslaw Matejko and Julie L. Matejko

Property Address:

272 Rio Vista Drive , Madison, TN 37115

Person Responsible for Taxes: Owners

Wieslaw Matejko and Julie L. Matejko

po box 179

Hendersonville, TN 37077

Map & Parcel # : Map 43-11, Parcel93

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater of $116, 986.42 which Amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28 day of January 2011.

Notary Public

My commission Expires: MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY