BILL GARRETT, Davidson County
Trans:T20110016339 DEEDWARR
Recvd: 03/21/11 09:19 4 pgs
Fees:23.00 Taxes:3.70
20110321-0021640

DEED IN LIEU OF FORECLOSURE

Date: 1-22-11

Grantor: **LINDA T. WATSON AND HER SPOUSE, BILLY R. BROWN**

Grantors Mailing Address: **913 GOODBAR DRIVE**
NASHVILLE, TN 37217

Grantee: **RESIDENTIAL FUND MANAGER 321, LLC**

Grantee's Mailing Address: **901 Calle Amanecer Suite 150**
San Clemente, CA 92673

Deed of Trust: Executed by **LINDA T. WATSON AAND HER SPOUSE, BILLY R. BROWN on SEPTEMBER 8, 2005 in favor of MERS as Nominee of NEW STATE MORTGAGE LLC., on 09/14/05, and recorded as Instrument No. 20050914-0110471 and RE-RECORDED on 09/27/05 as Instrument No. 20050927-0115756 in the Register of Deeds, DAVIDSON County, Tennessee.**

Consideration: TEN AND NO/100 DOLLARS (10.00) and further the release of Grantors from all liability for the indebtedness and obligations under the Note and Deed of Trust.

WHEREAS, the parties hereto have agreed that following this Deed in Lieu of foreclosure and the subsequent remarketing and sale of the property by **LINDA T. WATSON AND HER SPOUSE, BILLY R. BROWN**, borrower/Grantor will not be liable for any deficiency amount.

Property (including any improvements):

PARCEL: 107-14-0-055.00

A CERTAIN TRACT OR PAREL OF LAND IN DAVIDSON COUNTY, IN THE STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 53 ON THE MAP OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGES 94 AND 95 IN THE REGISTER' OFFICE FOR DAVIDSON COUNTY,TENNESSEE. SAID LOT NO. 53 FRONTS 70 FEET ON THE WEST SIDE OF GOODBAR DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO LINDA T. WATSON, BY WARRANTY DEED FROM DAVID RHEA PICKERING, DATED DECEMBER 9, 2002, RECORDED ON

DECEMBER 20,2002, OF RECORD IN INSTRUMENT NO. 20021220-0157442, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY ADDRESS:
913 GOODBAR DRIVE
NASHVILLE, TN 37217

MAP/PARCEL: 107-14-0-055.00

Exceptions to Conveyance and Warranty: The liens described in this deed and the exceptions to conveyance and warranty in the Deed of Trust.

Grantors, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grant, sell, and convey to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantors bind Grantors and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

Conveyance in Lieu of Foreclosure. This deed and the conveyances being made are executed, delivered and accepted in lieu of foreclosure and will be interpreted and construed the same as a foreclosure of the liens as an absolute conveyance to Grantee of all right, title, and interest in and to the Property, including specifically but without limitation any equity or rights of redemption of Grantor in or to the Property.

Nonmerger, Neither Grantor nor Grantee intend that there be, and there will never be, a merger of the Deed of Trust lien with the fee simple title or any other interest of Grantee in the Property by virtue of this conveyance, and the parties expressly provide that any interest in the Deed of Trust lien and fee simple title will be and remain at all times separate and distinct and Grantee shall have the authority to rescind this deed unilaterally in the event of intervening liens between the purchase money lien and Deed in Lieu, whereas the hereinabove referenced Deed of Trust will be reinstated in full.

GRANTOR:

LINDA T. WATSON

GRANTOR:

BILLY R. BROWN

GRANTOR:

STATE OF Tennessee

COUNTY OF Marshall

GRANTEES:
RESIDENTIAL FUND
MANAGER 321, LLC

BY:_____
ITS:_____

GRANTEE:

STATE OF Tennessee)
)
COUNTY OF Williamson

This instrument was acknowledged before me on the 16th day of September 2010, **LINDA T. WATSON AND HER SPOUSE, BILLY R. BROWN,** who came to me known to be the persons described hereinabove, or proven to me by instrument of identification, and indicated that they signed said document of their own free will.

R. ROSHAWN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R Roshawn Clark
Notary Public, State of
My Commission Expires: 11-16-2013

This instrument was acknowledged before me on the _____day of _____,2010, by _____, as _____of_____, on behalf of said corporation.

_____
Notary Public, for the State of
My Commission Expires: _____

I hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is $ 100,100 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.

Linda T. Watson
Billy R. Bragg
Affiant

STATE OF Tennessee

COUNTY OF Marshall

Linda T. Watson
Billy R Bragg
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 16th day of September, 2010.

R. ROSHAWN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

R. RoShawn Clark
Notary Public, in and for the State of
My Commission Expires: 11-16-2013

NEW OWNER: AND TAX BILLS
GRANTEE'S ADDRESS:
RESIDENTIAL FUND MANAGER 321, LLC
901 CALLE AMANECER SUITE 150
SAN CLEMENTE, CA 92673

After Recording Return to:
RESIDENTIAL FUND MANAGER 321, LLC
901 CALLE AMANECER SUITE 150
SAN CLEMENTE, CA 92673