This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
3200 West End Avenue, Suite 500
Nashville, TN 37203
(615) 673-8337

BILL GARRETT, Davidson County
Trans:T20110017123 DEEDQC
Recvd: 03/23/11 14:05 2 pgs
Fees:12.00 Taxes:0.00

20110323-0022667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 11th day of March, ~~2010~~ 2011 MB

Notary Public
My commission expires: 5-8-12

MICHELLE ESCOBEDO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Permanent Parcel No.:
Susan H. Keen **115 Millers Point** **Gallatin, TN 37066**	**NEW OWNER**	43-13-0-221

QUITCLAIM **DEED IN LIEU OF FORECLOSURE**

This Deed is made between Grantor, David Richard Montrel Holbert, and the Grantee, Susan H. Keen, married.

For valuable consideration, the receipt of which is hereby acknowledged, the Grantor DOES HEREBY QUITCLAIM ALL RIGHT, TITLE AND INTEREST ~~hereby conveys title~~ to the Grantee in lieu of foreclosure for the following described real property:

Land in Davidson County, Tennessee, being Lot No. 10 Block H, on the map of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County, and described as follows:

Being the same property conveyed to Jerry L. Keen and wife, Susan H. Keen by deed from Susan Ellen Grisham, dated 9-14-89, of record in Book 7928, Page 380, Register's Office for Davidson County, Tennessee, and further being a portion of the same property conveyed to Susan H. Keen by deed from Jerry L. Keen, dated 7-15-04, of record in Instrument No. 20011011-0122556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Richard Montrel Holbert by deed from Susan H. Keen, dated 2-13-06, of record in Instrument No. 20060217-0019404, Register's Office for Davidson County, Tennessee. SECURED BY DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20060217-0019405.

This deed is an absolute conveyance, the Grantor having sold the above described real property to the Grantee for good and valuable consideration, such consideration being the full satisfaction of all obligations secured by the deed of trust heretofore executed by the Grantor. The Grantor declares that this conveyance is freely and fairly made and that there are no agreements, written or oral, other than this deed between the Grantor and Grantee with respect to the real property described above.

EXECUTED this day 9 of March, ~~2010~~ 2011

David Richard Montrel Holbert - Grantor

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 **DAVID RICHARD MONTREL HOLBERT**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March ~~2010~~ 2011

KENRICK T. LAWSON
STATE OF TENNESSEE NOTARY PUBLIC
AT LARGE COUNTY

[SEAL]

Kenrick T. Lawson
Notary Public

My Commission Expires: 10-11-2014