ADDRESS NEW OWNER AND
SEND TAX BILLS:
CARL MacLEOD and EVELYN JOHNSON, Trustees
100 Placid Grove Lane (Unit 203)
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

DEED IN LIEU OF FORECLOSURE

BARRY L. BRIGNAC and wife, HAZEL E. BRIGNAC, (herein "Grantors") for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, and in further consideration of the satisfaction of Grantors' liability under five (5) Promissory Notes (herein "Note") dated March 16, 2009, in the original aggregate principal amount of Five Hundred Twenty-six Thousand Seven Hundred Dollars ($526,700.00), executed and delivered by Grantors and payable to the order of JAMES R. BLEDSOE, Trustee U/A/D August 21, 1995, (herein "Beneficiary"), as transferred to Beneficiary's successor, CARL MacLEOD and EVELYN JOHNSON, Trustees of the CHRISTI LORENE BLEDSOE TRUST, (herein "Grantee"), do hereby grant, bargain, sell and convey unto Grantee, its successors and assigns forever, all those certain tracts, pieces or parcels of land, together with the buildings and improvements thereon, erected, situated, lying and being in the County of Davidson, State of Tennessee and having addresses of:

717 Cherokee Avenue, Nashville, Tennessee
801 Cherokee Avenue, Nashville, Tennessee
812 Tuckahoe Drive, Madison, Tennessee
1415 McAlpine Avenue, Nashville, Tennessee
528 North Second Street, Nashville, Tennessee

and more particularly described as follows (herein "Real Property"):

TRACT 1 (717 Cherokee Avenue):

BEING Lot No. 2 on the Resubdivision of Lot 2 and all of Lot 7 of Walnut Grove, of record in Plat Book 5190, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING a part of the same property conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by deed of record in Instrument No, 20090325-0026697, Register's Office for Davidson County, Tennessee.

TRACT 2 (801 Cherokee Avenue):

BEING Lot No. 7 on the Resubdivision of Lot 2 and all of Lot 7 of Walnut Grove, of record in Plat Book 5190, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING a part of the same property conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by deed of record in Instrument No, 20090325-0026699, Register's Office for Davidson County, Tennessee.

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615-824-0989

BILL GARRETT, Davidson County
Trans:T20110026941 DEEDWARR
Recvd: 05/06/11 08:34 3 pgs
Fees:18.00 Taxes:1933.24
20110506-0034828

TRACT 3 (812 Tuckahoe Drive):

LAND in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 57 on the Plan of Kemper Heights, Section 2, of record in Plat Book 2331, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by deed of record in Instrument No, 20090325-0026701, Register's Office for Davidson County, Tennessee.

TRACT 4 (1415 McAlpine Avenue):

LAND in Davidson County, State of Tennessee, described as follows to wit:

BEING Lot No. 20 of Block "C" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by deed of record in Instrument No, 20090325-0026703, Register's Office for Davidson County, Tennessee.

TRACT 5 (528 North Second Street):

BEING Lot Nos. 86 and 87 on the Map of Harris Addition to Edgefield, now East Nashville, of record in Book 21, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING a part of the same property conveyed to Barry L. Brignac and wife, Hazel E. Brignac, by deed of record in Instrument No, 20090325-0026705, Register's Office for Davidson County, Tennessee.

The above-described properties are all improved properties.

TO HAVE AND TO HOLD, the aforesaid Real Properties, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining unto the said Grantee, its successors and assigns forever in fee simple.

Grantors, for themselves, and for their heirs and assigns, do hereby covenant and agree to and with the Grantees, that they are lawfully seized and possessed of the Real Property; that they have full power and lawful authority to sell and convey the same; that title thereto is free, clear and unencumbered, except as provided herein, and, that they will forever warrant and defend the same against the lawful claims of all persons claiming by, through or under them.

This Deed is an absolute conveyance of Grantors' right, title and interest in the aforesaid Real Property and is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is

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the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of those certain Deeds of Trust between Barry L. Brignac and wife, Hazel E. Brignac, as Grantors, Timothy D. Ferguson, as Trustee, and James R. Bledsoe, Trustee U/A/D August 21, 1995, as Beneficiary, dated March 16, 2009, in the aggregate original principal sum of Five Hundred Twenty-six Thousand Seven Hundred Dollars ($526,700.00), and recorded in Instrument No. 20090325-0026698, No. 20090325-0026700, No. 20090325-0026702, No. 20090325-704, and No. 20090325-0026706, in the Register's Office of Davidson County, Tennessee and the Notes secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 4 day of May, 2011.

Barry L Brignac
BARRY L. BRIGNAC

Hazel E. Brignac
HAZEL E. BRIGNAC

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, BARRY L. BRIGNAC and wife, HAZEL E. BRIGNAC, the within named 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 seal at office this 4 day of May, 2011.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 8/20/13

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $522,496.31.

Carl A MacLeod
AFFIANT

Subscribed and sworn to before me, this the 4 day of May, 2011.

NOTARY PUBLIC

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

My Commission Expires: 8/20/13

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