PREPARED BY:
RESIDENTIAL FUND MANAGER 321, LLC.
901 CALLE AMANECER
SUITE 150
SAN CLEMENTE, CA. 92673

RECORD AND MAIL
TAX STATEMENTS TO:
RESIDENTIAL FUND MANAGER 321, LLC
901 CALLE AMANECER
SUITE 150
SAN CLEMENTE, CA. 92673

BILL GARRETT, Davidson County
Trans:T20110028390 DEEDWARR
Recvd: 05/12/11 10:49 5 pgs
Fees:28.00 Taxes:257.52
20110512-0036490

LOAN # 7440647949 (SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DEED IN LIEU OF FORECLOSURE

Date:

Grantor: **THEODORE WILEY AND WIFE, LANTHIA WILEY**

Grantors Mailing Address: **3313 CHESAPEAKE CIRCLE NASHVILLE TENNESSEE 37207**

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

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

Deed of Trust: Executed by **THEODORE WILEY AND WIFE, LANTHIA WILEY,** on **NOVEMBER 9, 2005,** in favor of **MERS, AS NOMINEE FOR EQUIFIRST CORPORATION,** recorded on **NOVERMBER 17, 2005,** and recorded as Instrument No. **20051117-0138954** 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 **THEODORE WILEY AND WIFE, LANTHIA WILEY,** borrower/Grantor will not be liable for any deficiency amount.

Property (including any improvements):

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PARCEL: **07009008700**

PROPERTY ADDRESS: **2213 SUMMIT AVENUE NASHVILLE, TENNESSEE 37218**

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.

GRANTOR:

Theodore Wiley
THEODORE WILEY

Lanthia Wiley
LANTHIA WILEY

GRANTOR:

STATE OF TENNESSEE)

COUNTY OF Davidson

This instrument was acknowledged before me on the 18 day of January 2010, THEODORE WILEY AND LANTHIA WILEY, 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
Notary Public, State of Tennessee
My Commission Expires: 11-16-2013

R. ROSHAWN CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

GRANTEES:

RESIDENTIAL FUND
MANAGER 321, LLC

BY: _____

ITS: Ryan Phillips, President of REMIC as Managing Member of Residential Fund Manager 321, LLC

GRANTEE:

STATE OF California)
)
COUNTY OF Orange)

BEFORE ME, the undersigned authority, on this day personally appeared RYAN PHILLIPS, 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 29th day of March, 2010.

GSN1 ANNA LEUNG
COMM # 1886284
NOTARY PUBLIC • CALIFORNIA
ORANGE COUNTY
My Commission Expires
April 18, 2014 GSN1

_____
Notary Public, in and for the State of California

My Commission Expires: 4/18/2014

State of TN

County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 69,600

Charlotte A. Bethel
Affiant

Subsribed and sworn to before me this 5-6-11.

Notary Public
My Commission Expires: 1/19/15

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 61 on the plan of Bordeauxmont, not of record and being described as follows:

Beginning in the center of Summitt Avenue at the SE corner of the property of Breeding (Book 2198, Page 382, Register's Office for Davidson County, Tennessee); thence with Breeding's Charles Binkley's and W.E. Harrison's southern boundary line, N 67 degrees 30 minutes W 189 feet to W.E. Harrison's SE corner and the NE corner O.L. Deason; thence with said Deason's eastern boundary line, S 21 degrees 45 minutes W 87 feet to a stake in said Deason's inner corner; thence N 89 degrees 30 minutes E 179 feet to the center of Summitt Avenue: thence with the center of said Avenue, N 73 degrees 30 minutes E 30 feet, more or less, to the point of beginning.

2004 1018 - 0124955 deed S.O.T.