Tax Liability & Owner:
John G. Shockley, et ux
Kathey E. Shockley
6300 N Wickham Road, Suite 130
Milburn, Florida 32940

This instrument prepared by:
Shawn C. Trail, Attorney
GARLAND & TRAIL, LAW OFFICES
117 South Spring Street
Manchester, Tennessee 37355

Map 038, Parcel 101.00.

DEED IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that John G. Shockley and wife, Kathey E. Shockley, by acceptance of this Deed in Lieu of Foreclosure, agree to release Max Mendelsohn and wife, Lisa Mendelsohn from any and all liability on the indebtedness described in Deed of Trust recorded as Instrument Number 20060314-0029358, Register's Office of Davidson County, Tennessee, we, MAX MENDELSOHN and wife, LISA MENDELSOHN, have bargained and sold and by these presents do hereby transfer and convey unto JOHN G. SHOCKLEY and wife, KATHEY E. SHOCKLEY, their heirs and assigns, a certain tract or parcel of land in the Fourteenth Civil District of Davidson County, Tennessee, bounded and described as follows, to-wit:

BEGINNING at a point in the southerly right-of-way line of Old Hickory Boulevard, said point being the northwesterly corner of Henry P. Hamblen. Jr. as of record in Book 5666, page 587. R.O.D.C., TN; and being the northeasterly corner of the herein described tract,

THENCE, leaving said right-of-way line with the westerly line of Henry P. Hamblen, Jr. S 21 degrees 18′ 17″ E, passing an existing iron pin at 0.47 feet and at 963.74 feet, a total distance of 1,315.30 feet to an existing iron pin located at the southwesterly corner of property conveyed to Charles R. Martin, Jr. by deed of record in Book 11148, page 303, R.O.D.C., TN;

THENCE, with the southerly line of Charles R. Martin, Jr. S 88 degrees 17′ 03″ E, 640.41 feet to an existing iron pin, said pin being witnessed by a 15″ sassafras,

THENCE, leaving said line with the westerly line of property conveyed to John F. Stenburg and Lillie M. Stenburg by deed of record in Book 5613, page 559, R.O.D.C., TN; S 8 degrees 40′ 42″ E, 276.79 feet to an existing iron pin, said pin being witnessed by a 30″ beech,

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Trans:T20110029593 DEEDWARR
Recvd: 05/18/11 13:36 4 pgs
Fees:23.00 Taxes:315.38
20110518-0038101

THENCE, continuing with Stenburg S 27 degrees 29' 21" W, passing an existing iron pin at 410.66 feet, a total distance of 577.50 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of property conveyed to Davidson County Sportsman Club, Inc. by deed of record in Book 4171, page 435, R.O.D.C., TN; N 84 degrees 42' 12" W, 590.50 feet to an iron rod,

THENCE, continuing N 61 degrees 48' 07" W, 590.50 feet to an iron rod,

THENCE, leaving said northerly line with the easterly line of property conveyed to Glenn S. Cristman and wife Candice H. Cristman by deed of record in Book 10079, page 291, R.O.D.C., TN; N 28 degrees 47' 36" E, 511.50 feet to an existing iron pipe,

THENCE, leaving said line with the easterly lines of property conveyed to Hubert G. Gregory, Jr. (Bk 6108, pg 394) and property conveyed to Gregory J. Lammert (Bk 8317, pg 928) N 31 degrees 04' 28" W, 677.25 feet to an old iron pipe,

THENCE, leaving said line with the northeasterly line of property conveyed to Evans Seay by deed of record in Book 5457, page 704, R.O.D.C., TN; N 47 degrees 14' 15' W, 241.30 feet to an existing iron pin, said pin being witnessed by a 24" oak,

THENCE, leaving said line with the northeasterly line of property conveyed to Max Mendelsohn and wife Lisa Mendelsohn by deed of record in Book 9041, page 745, R.O.D.C., TN; N 52 degrees 53' 45" W, 267.46 feet to an existing iron pin,

THENCE, continuing with the northerly line of Mendelsohn S 87 degrees 26' 55" W 236.83 feet along a staked line to an existing iron pin located in the Old Stenburg Road,

THENCE, leaving said northerly line with the easterly line of property conveyed to Donald W. Wilkes and wife Nancy G. Wilkes by deed of record in Book 5137, page 160, R.O.D.C., TN; N 62 degrees 58' 10" W, 50.05 feet to an existing iron pin located in the center of Old Stenburg Road,

THENCE, continuing with the center of Old Stenburg Road N 38 degrees 53' 25' W, 53.48 feet to an existing iron pin,

THENCE, N 26 degrees 35' 20" W, 104.80 feet to an existing iron pin,

THENCE, N 30 degrees 14' 40" W, 66.68 feet to an existing iron pin,

THENCE, leaving said line with the northeasterly line of property conveyed to Wanda J. Loftin by deed of record in Book 8293, page 298, R.O.D.C., TN; N 42 degrees 03' 05" W, 100.00 feet to an existing iron pin located in the southerly right-of-way line of Old Hickory Boulevard,

THENCE, with the southerly right-of-way line of Old Hickory Boulevard and a curve to the right 371.82 feet,

said curve having a central angle of 22 degrees 15' 40", a radius of 957.00 feet, and a chord of N 83 degrees 21' 47" E. 369.49 feet to an iron rod,

THENCE, continuing S 85 degrees 30' 23" E, 361.42 feet to an iron rod,

THENCE, with a curve to the left 449.23 feet, said curve having a central angle of 21 degrees 45' 42", a radius of 1,182.77 feet, and a chord of N 83 degrees 36' 46" E, 446.53 feet to the point of beginning.

Containing 1,722,825 square feet or 39.55 acres, the same more or less.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from John G. Shockley and wife, Kathey E. Shockley to Max Mendelsohn and wife, Lisa Mendelsohn of record as Instrument No. 20050829-0103338, Register's Office for said County.

And being the same real property conveyed to Max Mendelsohn and wife, Lisa Mendelsohn, by Warranty Deed from John G. Shockley and wife, Kathey E. Shockley, dated February 27, 2006 and recorded as Instrument No. 20060314-0029357, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN G. SHOCKLEY and wife, KATHEY E. SHOCKLEY, their heirs and assigns, forever.

AND WE DO COVENANT with the said JOHN G. SHOCKLEY and wife, KATHEY E. SHOCKLEY that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives to warrant and forever defend the title of said land to the said JOHN G. SHOCKLEY and wife, KATHEY E. SHOCKLEY, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands, this the 22 day of ~~March~~ Apr.1, 2011.

Max Mendelsohn

Lisa Mendelsohn

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MAX MENDELSOHN and wife, LISA MENDELSOHN, with whom I am personally acquainted and who acknowledged that they executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of ~~March~~ April, 2011.

NOTARY PUBLIC

MELISSA BREWER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 03/03/11

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $85,236.49, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me the 16 day of ~~March~~ May 2011.

NOTARY PUBLIC

My Commission Expires: 12-19-2011

SUSAN R. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY