268

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Sherri L. Stotts, Trustee 131 Sanders Ferry Road #201 Hendersonville, TN 37075	New Owner	Map 51-01-0 Parcel 56.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

DEED IN LIEU OF FORECLOSURE

Suzan Flagg, Trustee of the Due West Avenue Land Trust with full power to sell, mortgage or convey without the joinder of any beneficiary (hereinafter referred to as the "Grantor") does hereby bargain, sell and convey unto Sherri L. Stotts, Trustee (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Lot No. 82A on the map of Due West Valley Acres in the 11th Civil District of Davidson County, Tennessee, not of record, and described according to a copy of a survey thereof made September 6, 1985, by R. L. Montoya, Surveyor, as follows:

Beginning at a point in the south margin of Due West Avenue at the corner of Lots Nos. 81 and 82A; thence with the line between said lots South 03 degrees 38' 17" East, 500.0 feet to a point; thence North 86 degrees 26' 07" East 64.49 feet to a point; thence North 03 degrees, 38' 17" West 500.0 feet to a point; South 86 degrees 26' 07" West 64.49 feet to a point of beginning containing 0.740 acres, more or less.

Being the same real property conveyed to Suzan Flagg, Trustee of the Due West Avenue Land Trust by Warranty Deed from Sherrie L. Stotts, Trustee of record in Instrument 20100427-0031804, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 905 C & D Due West Avenue North, Madison, Tennessee 37115.

The Grantor is in default in the payment of said promissory note and this instrument is being executed in lieu of a foreclosure proceeding. The conveyance of title to the Grantee shall satisfy all of the debt evidenced by promissory note referred hereinabove and should constitute a release of the aforementioned deed of trust.

BILL GARRETT, Davidson County
Trans:T20110034898 DEEDWARR
Recvd: 06/10/11 13:49 2 pgs
Fees:12.00 Taxes:0.00
20110610-0044730

(STATE OF TENNESSEE)
(
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 0 .
(
(
(Affiant
(Subscribed and sworn to before me
(this 9th day of June, 2011.
(
(
(Notary Public
(My Commission Expires: My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Deed in Lieu of Foreclosure to be executed this 9th day of June, 2011.

DUE WEST AVENUE LAND TRUST

By: Suzan Flagg Trustee
Suzan Flagg, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, Ryan Hunter Alsup of the state and county mentioned, personally appeared Suzan Flagg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be trustee of the Due West Avenue Land Trust and as such trustee acknowledged that she is authorized to execute the foregoing instrument on behalf of the Due West Avenue Land Trust the within named bargainor, a trust, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the trust by herself as trustee.

Witness my hand and seal, at office in Nashville, TN this 9th day of 2011, 2011.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY