This instrument was prepared by:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

BILL GARRETT, Davidson County
Trans:T20110051921 DEEDQC
Recvd: 08/23/11 13:07 2 pgs
Fees:12.00 Taxes:0.00
20110823-0065187

ADDRESS NEW OWNER:
Billy Wayne Brown, a single man
200 Riverstone Court
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP: 053060B09200CO
PARCEL: _____

****

QUITCLAIM DEED IN LIEU OF FORECLOSURE

****

FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **VANESSA J. MCNEAL, a single woman**, hereinafter called Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **BILLY WAYNE BROWN, a single man**, hereinafter called Grantee, his heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot 141, PHASE 5B, WATERFORD Subdivision, as shown on plat of record in Plat Book 7900, Page 838-839, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Vanessa J. McNeal by deed from Billy Wayne Brown, of record as Instrument Number 20100305-0017336, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 02 day of August, 2011.

Vanessa J. McNeal

VANESSA J. MCNEAL

****

STATE OF FLORIDA
COUNTY OF PALM BEACH COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **VANESSA J. MCNEAL**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at North Palm Beach, Florida, this 02 day of August, 2011.

SAMANTHA ROBIN
MY COMMISSION # DD 873231
EXPIRES: March 27, 2013
Bonded Thru Notary Public Underwriters

Samantha Robin
Notary Public

My Commission Expires: 3/27/13

****

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is **$0**.

James W. Bennett, Jr.
Affiant

Subscribed and sworn to before me, this 19th day of August, 2011.

GRACE HAMLETT
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Grace Hamlett
Notary Public

My Commission Expires: 12/27/2011