This Instrument Prepared by:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20110068118 DEEDWARR
Recvd: 10/31/11 14:09 3 pgs
Fees:18.00 Taxes:62.10
20111031-0084559

After recording please return this instrument to:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Duke & Duke, LLC 342 Cool Springs Blvd. Suite 202 Franklin, TN 37067	New Owner	081-11-0-511.00

Deed in Lieu of Foreclosure

WHEREAS, Duke & Duke, LLC, (the "Grantee") is the owner and holder of a certain Universal Note and Security Agreement, dated September 24, 2008, from CLS Investment Properties, Inc. a Tennessee corporation, Note being renewed and restructured December 29, 2009, from CLS Rental Properties, LLC f/k/a CLS Investment Properties, Inc (the "Grantor") to GreenBank, now known as Capital Bank, N.A., a national banking association, in the original principal amount of Seventeen Thousand One Hundred and No/100 Dollars ($17,100.00), which is secured by the Deed of Trust of record in Instrument No. 20080929-0098787, modified in Instrument No. 20100201-0008028, Collateral Assignment of Leases and Rents of record in Instrument No. 20080929-0098788, and assigned to Duke & Duke, LLC by Assignment of Deed of Trust of record in Instrument No. 20111031-0084558, Register's Office for Davidson County, Tennessee;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for the release of said Deed of Trust, Modification and Collateral Assignment of Leases and Rents;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee, its successors and assigns, certain land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 202 on the plan of McGavock, Wetmore and others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of said lot fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to CLS Investment Properties, Inc. by Deed from The Estate of Milbra Senter Jordan, of record in Instrument No. 20080922-0096218, Register's Office for Davidson County, Tennessee. CLS Investment Properties, Inc. changed its name to CLS Rental Properties, LLC on April 24, 2009, of record in Image #6525-1915, Tennessee Secretary of State's Office.

This is improved property, known as 1620 14th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind themselves, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described Universal Note and Security Agreement and release of the herein described Deed of Trust, Modification and Collateral Assignment of Leases and Rents.

WITNESS our hands this 24th day of October, 2011.

GRANTOR(S):

CLS Rental Properties, LLC

By: Clarence Summey, President

GRANTEE:

Duke & Duke, LLC

By: Bryan D. Spicer
Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $16,784.82, which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me on this 24th day of October, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public for Williamson County, State of Tennessee, personally appeared Clarence Summey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of CLS Rental Properties, LLC, the within named Bargainor, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of CLS Rental Properties, LLC, by himself as President.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

Before me the undersigned, a Notary Public for Williamson County, State of Tennessee, personally appeared Bryan D. Spicer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Chief Manager of Duke & Duke, LLC, the within named Lender, and that he as such Chief Manager being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Duke & Duke, LLC, by himself as Chief Manager.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of October, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014