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:T20110073733 DEEDWARR
Recvd: 11/21/11 14:30 4 pgs
Fees:23.00 Taxes:148.00
20111121-0091179

LOAN #7441366135 (SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DEED IN LIEU OF FORECLOSURE

Date: 07/09/11

Grantor: **CHRISTINE L SMITH UNMARRIED AND BRANDON R SCALES, UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,**

Grantors Mailing Address: **2984 SUNNYVIEW DRIVE, NASHVILLE, TENNESSEE 37218**

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

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

Deed of Trust: Executed by **CHRISTINE L SMITH AND BRANDON SCALES, JOINT TENANCY,** on **MARCH 30, 2006** in favor of **SOUTHSTAR FUNDING, LLC, A LIMITED LIABILITY COMPANY,** recorded on **APRIL 6, 2006,** and recorded in Instrument # **20060406-0040003,** 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 **CHRISTINE L SMITH UNMARRIED AND BRANDON R SCALES, UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** borrower/Grantor will not be liable for any deficiency amount.

Property (including any improvements):

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

PARCEL: **05901001700**

PROPERTY ADDRESS: **2984 SUNNYVIEW DRIVE, 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:

CHRISTINE L SMITH

BRANDON R SCALES

GRANTOR:

STATE OF TENNESSEE)

COUNTY OF Davidson)

This instrument was acknowledged before me on the 9th day of July 2011, CHRISTINE L SMITH UNMARRIED AND BRANDON R SCALES, UNMARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public, State of

My Commission Expires: 11-16-2013

STATE

COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 303, BUENA VISTA ESTATES, SECTION 6A, as shown on plat of record in Plat Book 4660, Page 6, 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 Christine D. Smith, unmarried, and Brandon R. Scales, unmarried, as joint tenants with the right to survivorship by Warranty Deed from Kenneth E. Ball, a married man, joined by his wife, Taskia Ball, recorded on the 6th day of April, 2006 in Instrument No. 20060406-0040002, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 40,000.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 1st day of November, 2011.

Notary Public

My commission expires: 01/07/2013

