DEED IN LIEU OF FORECLOSURE - LIEN NOT EXTINGUISHED OR MERGED

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 01/13/12 14:30 3 pgs
Fees:18.00 Taxes:0.37
20120113-0003977

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration, or value for this transfer, whichever is greater, is $100.00.

Affiant

Subscribed and sworn to before me this 5th day of December 2011.

Notary Public
My commission expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.
Robert H. Braswell 168 Charleston Park Nashville, TN 37205	SAME	065-13-0-085.00

WARRANTY DEED

WHEREAS, **Robert H. Braswell**, ("Grantee") is the owner and holder of a certain from promissory note dated April 2, 2009, from **Thomas J. Cox and Anita J. Cox, husband and wife**, ("Grantor") to the Grantee, **Robert H. Braswell**, in the original principal amount of One hundred twenty-three thousand and NO/100 ($123,000.00) Dollars, which is secured by the deed of trust of record in Instrument Number 20090406-0031144, 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 full and complete satisfaction of said promissory note;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100ths ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Thomas J. Cox and Anita J. Cox, husband and wife**, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert H. Braswell**, the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 482 on the plan of Sherwood Forest, Section 5, of record in Book 4660, page 190, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas J. Cox and Anita J. Cox, husband and wife, from Robert H. Braswell, by deed on April 2, 2009, of record in Instrument Number 20090406-0031143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record.

IT IS THE EXPRESS INTENTION OF GRANTOR AND GRANTEE THAT THE LEGAL AND EQUITABLE INTERESTS AS DESCRIBED IN THE DEED OF TRUST OF RECORD IN INSTRUMENT NUMBER 20090406-0031144, SAID REGISTER'S OFFICE, NOT BE MERGED BY VIRTUE OF THIS DEED, AND THAT THE LIEN OF THE SAID DEED OF TRUST SHALL REMAIN IN FULL FORCE AND EFFECT AND NOT BE RELEASED HEREBY.

This is improved property known as 4843 Shshone Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his/her/its hefts, representatives, 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 him/her/itself, his/her/its heirs, representatives, successors, and assigns to warrant and forever defend the title to said land to said Grantee, his/her/its heirs, representatives, 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 promissory note and release of the herein described deed of trust.

WITNESS our hands this 8th day of December, 2011.

GRANTOR:

Thomas J. Cox
Thomas J. Cox

Anita J. Cox
Anita J. Cox

GRANTEE:

Robert H. Braswell
Robert H. Braswell

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of December, 2011, before me, the undersigned, personally appeared **Thomas J. Cox and Anita J. Cox,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 7/6/15
NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 16th day of December, 2011, before me, the undersigned, personally appeared **Robert H. Braswell**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 8/19/14
NOTARY PUBLIC

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

