BILL GARRETT, Davidson County
Trans:T20120007238 DEEDQC
Recvd: 01/31/12 09:07 2 pgs
Fees:12.00 Taxes:0.00
20120131-0008567

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PAR
{	{	}
{Truine Properties	{ New Owner	}
{P.O. Box 331907	{	} Map 092-07-0 }
{Nashville, TN 37203	{	} Parcel 057.00 }
{	{	}

{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

I, Suzan Flagg, Trustee of the 915 19th Avenue North Trust dated August 09, 2011, with full power to sell, convey, mortgage or otherwise encumber without joinder of any beneficiary, (hereinafter collectively referred to as the "Grantor") do hereby bargain, sell and convey unto Truine Properties, a Tennessee general partnership, a partnership composed of Daniel T. Miller and Ligaya Miller (hereinafter referred to as the "Grantee") all of Grantors' interest in the following described real estate located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of C.R. Badoux's Subdivision of part of Lot 4 of Harding Lytle Tract, of record in Book 161, page 11, said Register's Office.

Said Lot N. 8 fronts 40 feet on the westerly side of 19th Avenue North formerly Hudson or Walnut Street and runs back with the southwesterly margin of Hermosa Street, 150 feet to an alley and measures 43 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING at a point, said point being the intersection of the present westerly margin of 19th Avenue North and the present southerly margin of Hermosa Street; thence in a southeasterly direction wit the present westerly margin of 19th Avenue North for a distance of 20.92 feet, more or less, to a point; thence in a northerly and westerly direction along a curve to the left having a control angle of 79 degrees 51 minutes and having a radius of 24.00 feet for a distance of 34.84 feet; more or less, to a point; said point being the end of curve and lying on the present southerly margin of Hermosa Street; thence in an easterly direction with the present southerly margin of Hermosa Street for a distance of 20.92 feet, more or less, to the point of beginning and containing an area approximately 88 square feet.

Being the same property conveyed to Suzan Flagg, Trustee of the 915 19th Avenue North Land Trust dated July 29, 2011 by Warranty Deed from Triune Properties, a Tennessee general partnership of record in Instrument Number 20110907-0069154, said Register's Office for Davidson County,

Tennessee.

This is improved property commonly known as 915 19th Avenue North, Nashville, Tennessee 37208.

The Grantors are in default in the payment of said note and this instrument is being executed in lieu of a foreclosure proceeding. The conveyance to title to the Grantee shall satisfy all of the debt evidenced by promissory notes executed to purchase in favor of the Grantor and shall constitute a release of the deeds of trust executed by the Grantor herein for the benefit of the Grantee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $ 0
(
(
(
(Subscribed and sworn to before me
(this 6th day of January, 2012.
(
(
(
(My Commission Expires:
(

Affiant

Notary Public

ROBERT JOHN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

IN WITNESS WHEREOF, the Grantor has caused this Deed in Lieu of Foreclosure to be executed this 6th day of January, 2012.

The 915 19th Avenue North Land Trust dated July 29, 2011

Suzan Flagg, Trustee

Suzan Flagg, Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of January, in the year 2012, before me Robert John Hutchison personally appeared Suzan Flagg, Trustee of The 915 19th Avenue North Land Trust dated July 29, 2011 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Notary Public

My Commission Expires:

ROBERT JOHN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013