(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: 03/12/12 11:07 3 pgs
Fees:18.00 Taxes:306.73
20120312-0021179

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration, or value for this transfer, whichever is greater, is **$82,900.00.**

Affiant

Subscribed and 7th day of sworn to before me this March 2012.

Notary Public
My commission expires: 8/19/14

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NO.
Roy S. Jones	SAME	091-05-0-184.00
7661 Edmondson Pike		
Brentwood, TN 37027		

WARRANTY DEED

WHEREAS, **Roy S. Jones,** ("Grantee") is the owner and holder of a certain from promissory note dated July 19, 2011, from **Breezie Skylar Wilder** ("Grantor") to the Grantee, **Roy S. Jones,** in the original principal amount of Eighty-two thousand nine hundred and NO/100 ($82,900.00) Dollars, which is secured by the deed of trust of record in Instrument Number 20110802-0059113, 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, **Breezie Skylar Wilder,** the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy S. Jones,** the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> **Being Lot No. 21 on the plan of West Park, 5th Addition, of record in Book 3500, page 94, 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 Breezie Skylar Wilder by Warranty Deed from Roy S. Jones of record in Instrument Number 20110802-059112, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject all matters and encumbrances 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 20110802-0059113, 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 6107 Terry Drive, Nashville, Tennessee 37209.

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 7th day of March, 2012.

GRANTOR:

Breezie Skylar Wilder

GRANTEE:

Roy S. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of March, 2012, before me, the undersigned, personally appeared Breezie Skylar Wilder, 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.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of March, 2012, before me, the undersigned, personally appeared Roy S. Jones, 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.

NOTARY PUBLIC My Commission Expires: 8/19/14

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY