After Recording Return To:

Davidson County	DEEDWARR
Recvd: 04/03/12 08:24	4 pgs
Fees:23.00 Taxes:292.30	
20120403-0027922	

This Instrument Prepared by:
Nancy Webber, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(813) 454-4415

Map & Parcel:
84-1/146.00

DEED IN LIEU OF FORECLOSURE

Property Owner:
Kondaur Capital Corporation,
One City Boulevard West,
Suite 1900,
Orange, CA 92868

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 21ST day of March, 2012, between LARRY D. WOODROOF and BRENDA WOODROOF, husband and wife, currently residing at 1014 Shadow Lane, Nashville, TN 37206, ("**GRANTORS**") and KONDAUR CAPITAL CORPORATION, a corporation organized in the state of California, with a business address of One City Boulevard West, Suite 1900, Orange, CA 92868 ("**GRANTEE**").

WITNESSETH:

That Grantors, for and in consideration of the sum of One Dollar ($1.00) and the application of certain credits to that certain debt evidenced by a Deed of Trust ("**Deed of Trust**") dated December 15, 2006 and recorded December 21, 2006 at instrument # 20061221-0157502, in the Register's Office for Davidson County, Tennessee, and other good and valuable consideration to their in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LW
BW

BEING LOT NO. 86 ON THE PLAN OF SECTION ONE, ROSE ESTATES OF RECORD IN BOOK 3600 PAGE 37 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO LARRY D. WOODROOF AND WIFE, BRENDA WOODROOF, BY QUITCLAIM DEED FROM TERRY M. WOODROOF, DATED 05/17/2000 RECORDED 05/26/2000 AS INSTRUMENT NO. 200005260052768 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 1014 Shadow Lane, Nashville, TN 37206

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

THIS INSTRUMENT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION, AND THE PREPARER HEREOF MAKES NO REPRESENTATION AS TO THE STATE OF TITLE TO THE ABOVE-DESCRIBED PROPERTY, OTHER THAN THE ACCURATE TRANSCRIPTION OF THE DESCRIPTION FROM INFORMATION SUPPLIED TO THE PREPARER.

TO HAVE AND TO HOLD the above described premises together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee, its successors and assigns, forever. Grantors, for themselves and their executors and administrators, does hereby covenant with Grantee, its successors and assigns, that Grantor (i) is lawfully seized in fee simple of the above described premises, (ii) has full power, authority and right to convey the same, (iii) that the premises is free and clear of all liens and encumbrances, except current property taxes and the Deed of Trust, the payment of which are being assumed by Grantee, and (iv) they will forever warrant and defend the premises and the title thereto against the lawful claims of all persons whomsoever.

The parties hereto do not intend to extinguish the lien of the Deed of Trust and the execution and recording of this instrument shall not be deemed a merger of title in the Grantee.

THE LIEN OF THE DEED OF TRUST SHALL CONTINUE UNTIL THE SAME IS RELEASED BY THE HOLDER THEREOF.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required.

LW
BW

IN WITNESS WHEREOF, the Grantor has hereunto set a hand and seal on this the date first above written.

Larry D. Woodrood
LARRY D. WOODROOD

Brenda Woodroof
BRENDA WOODROOF

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 21st day of March, 2012, before me personally appeared **LARRY D. WOODROOD** and **BRENDA WOODROOF**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as their free act and deed.

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Vivian B. Cothran
NOTARY PUBLIC

MY COMMISSION EXPIRES: MAY 8, 2012

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 79,000.00.

Larry D. Woodrood
LARRY D. WOODROOD

Brenda Woodroof
BRENDA WOODROOF

Subscribed and sworn to before me
this the 21st day of March, 2012.

Vivian B. Cothran may 8, 2012
NOTARY PUBLIC My Commission expires:

The preparer did not conduct a title search or examination in connection with this instrument on the property described herein, and therefore title is neither warranted nor guaranteed by preparer. The preparer expresses no opinion as to the title the Grantee(s) will receive. The preparer has not had any contact with the Grantor(s) nor Grantee(s) nor was any legal advice was given to any party herein. Information contained in this instrument was provided to preparer by an agent for said Grantor and/or Grantee. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. No boundary survey was made at the time of this conveyance. **PREPARER IS NOT RESPONSIBLE FOR CLOSING, the execution of this document, the validity of any power of attorney, if one is being used, the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation. In some instances, the conveyance amount was not made available to preparer and was added after the preparation of this instrument by agent for Grantor.**

VIVIAN B. COTHRAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:

True Copy Certification

I, Scott Bruce, 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 _____

County of _____

Personally appeared before me, Christopher Howell [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

* Scott Bruce

Notary's Signature

My Commission Expires: 12-21-13

Notary' Seal (if on paper)

CHRISTOPHER MICHAEL HOWELL
MY COMMISSION #DD945822
EXPIRES: DEC 21, 2013
Bonded through 1st State Insurance