This Instrument Prepared By:
Nicholas A. Holton
TBN # 027313
Coles & Holton, LLP
764 Roycroft Place
Nashville, Tenn. 37203

New Owner Address:	Send Tax Bills To:	Tax Information:
W. Wright & Co., LLC 6208 Robin Hill Road Nashville, Tenn. 37205	6208 Robin Hill Road Nashville, Tenn. 37205	093 16 0 137.00

WARRANTY DEED IN LIEU OF FORECLOSURE

Property Address: 63 Maury Street, Nashville, TN 37210
APN/Parcel Number: 093 16 0 137.00

THIS DEED, made this 10 day of April, 2012, by and between Frank Beasley, a married man, whose address is 63 Maury Street, Nashville, Tennessee 37210, as Grantor (hereinafter "Grantor"); and W. Wright, & Co., LLC, a Tennessee Limited Liability Company, whose post office address is 6208 Robin Hill Road, Nashville, Tennessee 37205, as Grantee (hereinafter "Grantee");

WITNESSETH

That the said Grantor, in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration to it paid by Grantor, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant, bargain, sell, transfer and convey unto the Grantee, its heirs, devises, successors and assigns, the following described property, commonly known as 63 Maury Street, Nashville, Tennessee 37210 (hereinafter "The Property"), which is legally described in EXHIBIT A attached hereto and recorded in the Office of Register of Deeds in Davidson County, Tennessee.

This Deed is an absolute conveyance in satisfaction of that certain mortgage dated August 30, 2006, and recorded in the Register's Office for Davidson County, Tennessee on August 31, 2006 as Instrument Number 20060831-0107782, given by Frank Beasley, as Mortgagor, to Wells Fargo Bank, N.A., a National Association, as mortgagee, whose interest was thereafter assigned to Kondaur Capital Corporation, a California corporation, on July 7, 2007 and recorded in the Register's Office for Davidson County, Tennessee on March 15, 2012 as Instrument Number 20120315-0022223, and most recently assigned to W. Wright & Co., LLC, a Tennessee Limited Liability Company, on March 2, 2012, and recorded in the said Register's Office for Davidson County, Tennessee on March 15, 2012, as Instrument Number 20120315-0022. The benefits and obligations hereunder shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties hereto. The Grantor does hereby fully warrant with Grantee that Grantor is lawfully seized in the Property; that Grantor has good, right and lawful authority to sell and convey said property; that Grantor warrants the title to the Property for any acts of Grantor and will defend it against lawful claims of all persons whomsoever claiming by, through or under Grantor; that there are no other agreements, oral or written, other than this Deed between Grantor and Grantee with respect to the Property.

For purposes of determining the Oath of Consideration, the actual consideration or true value of the Property as conveyed, whichever is greater, is $61,901.92.

Initial FB

BILL GARRETT, Davidson County
Trans: T20120026453 DEEDWARR
Recvd: 04/11/12 13:46 3 pgs
Fees: 18.00 Taxes: 229.04
20120411-0031074

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 61,901.92

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April 20 12

Deputy Register

With the exception of any known breaches and/or violations of any of the warranties contained herein, by execution and delivery hereof, Grantor and Grantee do hereby release each other from any and all claims of whatsoever kind arising out of the Note and Mortgage (and all matters related thereto) referred to above, whether any such claims be known, unknown, foreseen, patent or latent, each party understanding and acknowledging the significance and consequence of such specific intention to release all claims.

The plural number as used herein shall equally include the singular; the masculine or feminine gender as used herein shall equally include the neuter.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed this 10 day of April, 2012.

Frank Beasley, Grantor

Signed, Sealed and Delivered in the Presence:

Joshua A. Coles, Witness

State of Tennessee
County of Davidson

BEFORE ME, the undersigned authority, personally appeared Frank Beasley, to me known or has produced TN Drivers License as a type of identification and known to me to be the individual(s) who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily.

WITNESS my hand and official seal in the County and State aforesaid, this 10th Day of April, 2012.

Notary Public

NICHOLAS A. HOLTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires Nov. 4, 2013

My Commission Expires: 11/4/2013

Initial FB

EXHIBIT A

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING LOT 167 ON THE MAP OF MAURY AND CLAIBORNE'S ADDITION, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO FRANK BEASLEY FROM RONNIE ADKINS BY DEED DATED 05/05/05 AND RECORDED 05/26/05, AS INSTRUMENT NO. 20050526-0059521, IN THE LAND RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PERMANENT PARCEL NUMBER: 093 16 0 137.00

Initial FA