BILL GARRETT, Davidson County
Trans:T20120037932 DEEDWARR
Recvd: 05/23/12 11:05 3 pgs
Fees:18.00 Taxes:100.64
20120523-0044713

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, Tennessee 37188

GENERAL WARRANTY DEED
(Deed in Lieu of Foreclosure)

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Donald L. Eden 7769 Melton Road White House, TN 37188	Same	08004010900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Meredith Lee Freeman and husband, Reginald A. Freeman, Jr. (individually and collectively, the "Grantor") has bargained and sold, and hereby transfers and conveys, to Donald L. Eden and his heirs, successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of Orbie D. Nelson Estate Property, a plat of which is of record as Instrument No. 200501260009780, Register's Office for Davidson County, Tennessee to which plat reference is here made for a more complete description thereof.

Being the same property conveyed to Meredith Lee Freeman and husband, Reginald A. Freeman, Jr. by Warranty Deed, dated December 11, 2008, from Donald L. Eden, recorded December 12, 2008 as Instrument No. 20081212-0119607, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 3101 Doak Avenue, Nashville, TN 37218.

Said property is conveyed subject to that certain Tennessee Deed of Trust, Assignment of Rents/Leases and Security Agreement dated December 11, 2008 from Grantor to Deanie L. Gregory, Trustee, for the use and benefit of Grantee, of record as Instrument No. 20081212-0119608, Register's Office for Davidson County, Tennessee, as the same may have been amended, modified, extended and/or renewed prior to the execution, delivery and recording of this deed (the "Deed of Trust").

Grantor covenants that, subject to the matter set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matter set forth above.

This deed is executed, delivered and accepted as a deed in lieu of foreclosure of (or exercise of the power of sale under), and not as additional security for the indebtedness secured by, the Deed of Trust. It is the intention of Grantor to transfer to Grantee absolute fee simple title to the herein described property free of any right and/or equity of redemption of Grantor. Furthermore, it is the intention of Grantor and Grantee that the lien and security title of the Deed of Trust will not merge into the fee simple title conveyed to Grantee pursuant to this deed. No such merger will occur unless and until Grantee executes a written instrument specifically effecting such merger and records the same in the aforesaid Register's Office.

This deed is an absolute conveyance, Grantor having sold said land to Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the Deed of Trust and that certain Deed of Trust Note dated December 11, 2008, in the original principal amount of Twenty Seven Thousand Two Hundred Dollars and No Cents($27, 200.00), said note being secured by the Deed of Trust.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, other than this deed between Grantor and Grantee with respect to the property conveyed hereby.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 11TH day of MAY, 2012.

Meredith Lee Freeman

Reginald A. Freeman, Jr.

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $27,200.00.

Affiant

Sworn to and subscribed before me this 11th day of May, 2012.

Notary Public

My Commission Expires:

9/9/2014

EDGAR M. ROTHSCHILD, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Meredith Lee Freeman and Reginald A. Freeman, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of May, 2012.

Notary Public

My Commission Expires:

9/9/2014

EDGAR M. ROTHSCHILD, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014