Loan #: 588476

BILL GARRETT, Davidson County
Trans:T20120046198 DEEDWARR
Recvd: 06/22/12 09:25 3 pgs
Fees:18.00 Taxes:357.81
20120622-0054785

THIS INSTRUMENT PREPARED
BY & RETURN TO:

Antonia N. Okonkwo, Esq.
The Callins Law Firm, LLC
101 Marietta Street, Suite 1030
Atlanta, GA 30303

TENNESSEE DEED IN LIEU OF FORECLOSURE

Date of this Deed: February 20, 2007

Grantors: Fletcher L. Allen and Myrtle Colene Allen

Grantors' Mailing Address: 1707 Lischey Avenue, Nashville, TN 37207

Grantee: Bayview Loan Servicing, LLC

Grantee's Mailing Address: 4425 Ponce De Leon Boulevard, 5th Floor, Coral Gables, Florida 33146

Maximum principal indebtedness for Tennessee Recording Tax Purpose is $96,706.19.

THIS DEED IN LIEU OF FORECLOSURE is executed this ___ day of _____, 20__, by Grantors, FLETCHER L. ALLEN and MYRTLE COLENE ALLEN, whose mailing address is shown above, to Grantee, BAYVIEW LOAN SERVICING, LLC, a Delaware Limited Liability Company, whose mailing address is shown above.

WITNESSETH:

The Grantors do by these presents, do hereby and herein remise, release and quit-claim unto Grantee all of our right, title and interest in and to the real property, including improvements thereto, the following described property to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF TRINITY HEIGHTS ADDITION, OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO FLETCHER L. ALLEN AND WIFE, MYRTLE COLENE ALLEN BY WARRANTY DEED FROM JEANNE A. PROPHET, UNMARRIED, DATED NOVEMBER 20, 1989 AND RECORDED NOVEMBER 21, 1989 IN BOOK 7989, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance by Grantors to Grantee, as set forth herein, is being made in lieu of foreclosure by grantee of that certain Deed of Trust from Fletcher L. Allen and Myrtle Colene Allen to Arnold M. Weiss, Esq. as Trustee for the benefit of Wells Fargo Bank, N.A dated February 20, 2007, and recorded on February 22, 2007 In Instrument No. 200702220022007 in Davidson County, Tennessee Records, said Deed of Trust having been given to secure a Note in the original principal amount of $120,000.00, along with interest as shown therein and last assigned to Bayview Loan Servicing, LLC.

This Deed in Lieu of Foreclosure is given by Grantors, and is accepted by Grantee, with the understanding that it is being given in full and complete resolution of Grantors' obligations under the terms of the promissory note and mortgage or deed of trust referenced in the preceding paragraph.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and its successors and assigns forever; so that neither the Grantors, nor their heirs, nor any other person or persons for them or in their names or behalves, shall or will hereafter claim or demand any right, title or interest in or to the aforesaid premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantors do hereunto set their hands and seals the day and year first above written.

s/ Fletcher L Allen
Name

s/ Myrtle Colene Allen
Name

COUNTY OF Davidson)
)
STATE OF TENNESSEE)

On this 13 day of May, 2012, personally appeared Myrtle Allen and Fletcher Allen, and each acknowledged that they executed the foregoing Deed In Lieu of Foreclosure as their free act and deed.

Subscribed and sworn to before me, a Notary Public, the day and year last above written.

LATOYA GARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 01/30/2014

****

STATE OF

COUNTY OF

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$96,706.19.** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Fletcher L. Allen
Affiant Myrtle Colvin Allen

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY OF 2012.

Notary Public

My Commission Expires: 1/10/2014

LATOYA GARTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Lender Loan No.: 588476
Property Address: 1707 Lischey Avenue, Nashville, TN 37207
Tax Parcel ID No.: 7112000500

Mail Tax Notices To and Property Owner:

Bayview Loan Servicing, LLC
4425 Ponce De Leon Blvd., 5th Floor
Coral Gables, FL 33146