BILL GARRETT, Davidson County
Trans:T20120050450 DEEDWARR
Recvd: 07/09/12 15:44 3 pgs
Fees:18.00 Taxes:296.00
20120709-0060291

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Deed in Lieu of Foreclosure

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Northfork Properties, Inc. 6311 East Valley Rd. Nashville, TN 37205	Same	Map 043-2-A Parcel 245.00

This Deed in Lieu of Foreclosure is made and entered into on the day and date acknowledged below, by and betweenDebra Minchey, an unmarried woman, hereinafter called the "GRANTOR" and Northfork Properties, a Tennessee Corporation, hereinafter called the 'GRANTEE."

WITNESSETH:

WHEREAS, on June 1, 2008, by Warranty Deed recorded on June 16, 2008, as instrument #20080616-0061474 in the Register's Office for Davidson County, Tennessee, Northfork Properties, Inc., a Tennessee Corporation conveyed to Ralph Minchey and wife Debra Minchey, certain real property in Davidson County, Tennessee, as hereinbelow described; and,

WHEREAS, on the same date, by Deed of Trust filed for record as instrument #20080616-006141475, the said Ralph Minchey and wife Debra Minchey conveyed the same real property to Homer R. Ayers, Trustee, to secure to Northfork Properties, Inc. one note of even date in the sum of $77,244.69; and,

WHEREAS, the said Ralph Minchey died on July 9, 2009; and,

WHEREAS, a default has occurred under the said Deed of Trust andNorthfork Properties, Inc. has the right to cause the Trustee to sell the said real property pursuant to the power of sale provided in the said Deed of Trust; and,

WHEREAS, in order to avoid the expense of a foreclosure sale, the Grantor, Debra Minchey, an unmarried woman wishes to convey the said real property to the Grantee,

Northfork Properties, Inc. in exchange for certain concessions and agreements of a nature agreed upon by each of the parties;

NOW, THEREFORE, in consideration of the concessions and agreements between the parties and the understanding that the remaining amount of the secured debt shall remain a lien on the property in favor of Northfork Properties, Inc., the Grantor hereby conveys the following described real property (referred to above) to Northfork Properties, Inc., its successors or assigns, said property being more specifically and particularly described as follows:

LAND in Davidson County, Tennessee, being Unit #245 on the plan of the Re-Subdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Book 5200, page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Ralph Minchey and wife Debra Minchey by deed from Northfork Properties, Inc. filed for record as Instrument #20080616-
0061474 in the Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 245 Cedarwood Lane, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes which are due and payable or , which are a lien, but not yet due and payable.

2. Subject to any and all matters as they may appear on the plan of record in Book 5200, page 590, said Register's Office.

And, the GRANTOR, does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said

GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

DEBRA MINCHEY, a single woman

"GRANTEE"

NORTHFORK PROPERTIES, INC.
BY: WILLIAM C. MCCLANAHAN, PRES.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA MINCHEY, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand on this the 3rd day of July, 2012.

NOTARY PUBLIC

My commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM C. McCLANAHAN, with whom I am personally acquainted and who acknowledged himself to be the -President of Northfork Properties, Inc., the bargainor, a corporation, and as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this the 3rd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Sworn to and subscribed before me, this the 3rd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: August 20, 2013

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY