Davidson County DEEDWARR
Recvd: 08/31/12 16:10 5 pgs
Fees:28.00 Taxes:232.49
20120831-0079145

When recorded, please return to:
Secured Lending Services
209 Bilmar Drive
Pittsburgh, Pennsylvania 15205

This instrument was prepared by:
Laurie J. Hadwyn-Janes, (423)618-6140
P.O. Box 21060
Chattanooga, TN 37424

Tax ID No.: 052-02-0-150.00

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made and entered into on this 29 day of August, 2012, by and between William Joseph Cornwell and Judith Grimes, both divorced and not remarried, their heirs and assigns, of 1235 4th Avenue, Nashville, Tennessee 37208,hereinafter referred to as "GRANTOR(S)", and BENEFICIAL TENNESSEE, INC., of 636 Grand Regency Boulevard, Brandon, Florida 33510, hereinafter referred to as "GRANTEE(S)",

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto Grantee's heirs, administrators, successors or assigns, forever.

THIS DEED is being executed and filed for record to convey any and all residual ownership interest in the subject property which is being conveyed in lieu of foreclosure of the subject mortgage recorded on August 15, 2003, as Instrument Number 20030819-0120035, with the Register's Office of Davidson County, State of Tennessee, which includes and is not limited to any homestead rights therein to the subject property; and/or any right of redemption of the aforementioned mortgage listed herein.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. And the Grantor(s) hereby covenants with said Grantee(s) that Grantor(s) are lawfully seized of said land in fee simple, that Grantor(s) have good right and lawful authority to sell and convey said land, that Grantor(s) hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor(s).

Assessor's parcel No. 052-02-0-150.00

CONDITION AGAINST MERGER: acceptance of this deed by the Grantee(s) shall not cancel the existing mortgage from the Grantor(s) to BENEFICIAL TENNESSEE, INC., nor shall acceptance result in a merger of the mortgage lien into the fee simple conveyed hereby. The existing mortgage from the Grantor(s) to the Grantee(s) shall be cancelled only by a separate written instrument executed and recorded in the accordance with the law.

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hands and seals on this the day and year first above written.

William Joseph Cornwell

William Joseph Cornwell

Judith Grimes

Judith Grimes

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th August, 2012, before me, a Notary Public, personally appeared **William Joseph Cornwell,** personally known to me (or proved to me on the basis of satisfactory evidence), to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

Maria Martocci

NOTARY PUBLIC – Maria Martocci

My Commission Expires: ~~My Commission Expires~~ May 6, 2013

Davidson County

MARIA MARTOCCI Notary Public DAVIDSON COUNTY, TENNESSEE (Notary Seal)

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th August, 2012, before me, a Notary Public, personally appeared **Judith Grimes,** personally known to me (or proved to me on the basis of satisfactory evidence), to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

Maria Martocci

NOTARY PUBLIC – Maria Martocci

My Commission Expires: My Commission Expires May 6, 2013

Davidson County

MARIA MARTOCCI Notary Public DAVIDSON COUNTY, TENNESSEE (Notary Seal)

Tax ID No: 052-02-0-150.00

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $62,836.32 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant BRIAN M. ICESTER - AGENT

Subscribed and sworn to before me this 31st day of AUGUST, 2012.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason R. Gold, Notary Public
Kennedy Twp., Allegheny County
My Commission Expires May 14, 2016
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Commission Expires 5/14/16

Send Tax Bill To:
BENEFICIAL TENNESSEE, INC.
636 Grand Regency Boulevard
Brandon, Florida 33510

Address New Owner:
BENEFICIAL TENNESSEE, INC.
636 Grand Regency Boulevard
Brandon, Florida 33510

EXHIBIT A
LEGAL DESCRIPTION:

The following land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 45 feet of Lot No. 15 and the westerly 25 feet of Lot No. 16 of Block "B" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 70 feet on the northerly side of Blackstone Avenue and run back between parallel lines 150 feet to a dead line.

Subject to the easements and restrictions as shown on the Plat Map filed in Book 1130, Page 85.

Being the same property conveyed from INEZ S. STORY, a widow, to WILLIAM JOSEPH CORNWELL and JUDITH GRIMES, both unmarried, by Deed recorded on May 18, 1993, in Record Book 8951, at page 510, in the Register's Office of Davidson County, Tennessee.

Tax Map/ Parcel ID NO.: 052-02-0-150.00

Property Commonly Known as: 721 Blackstone Ave; Madison, TN 37115-4105

True Copy Certification

I, Brian M. Kester, 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.

B M. K

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Matthew W. Jones, a notary public for this county and state, Brian M. Kester, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/9/13

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Matthew W. Jones, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Sept. 9, 2013
Member, Pennsylvania Association of Notaries