ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Wanda M. Carver 1405 Pierce Road Madison, TN 37115	New Owner	Map 043.05 Parcel 45.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination

DEED IN LIEU OF FORECLOSURE

For and in consideration of the sum of $68,000.00 and other good and valuable consideration, I, David Edward Ward, unmarried (hereinafter referred to as the "Grantor") do hereby bargain, sell and convey unto Wanda M. Carver, unmarried, (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

Being Lot No. 3, of Block "A" on the Plan of Crestview Estates, as of record in Book 843, Page 81, Register's Office for Davidson County, Tennessee, and described according to Survey made by T. R. Sanford, surveyor, March 5, 1958.

Said Lot No. 3 fronts 52.46 feet on the Southerly margin of Thornton Avenue, formerly Anderson Lane, as widened as runs back between parallel lines with the Westerly margin of Brooks Avenue, 153.3 feet, more or less to the Northerly line of Lot No. 4.

The Grantor is in default in the payment of a promissory note payable to Wanda M. Carver which is secured by the subject real property. This instrument is being executed in lieu of a foreclosure proceeding. The conveyance of title to the Grantee shall satisfy all of the debt evidenced by said promissory note referred to hereinabove and shall constitute a release of the deed of trust. This conveyance is subject to all liens, debts, and encumbrances of record affecting the Grantor but said liens and debts shall remain the legal obligation of the Grantor. The Grantor agrees to indemnity Grantee against any loss or liability she may incur related to liens and debts of the Grantor. The Deed of Trust being released is of record in Instrument 20100601-0041538, Register's Office for Davidson County, Tennessee.

This is property commonly known as 835 Brooks Avenue, Madison, Tennessee 37115.

BILL GARRETT, Davidson County
Trans:T20120068483 DEEDWARR
Recvd: 09/12/12 10:50 2 pgs
Fees:13.00 Taxes:251.60
20120912-0082708

(STATE OF TENNESSEE)
(
(The actual consideration or value, whichever is greater
(for this transfer is $68,000.00
(
(
(
(Subscribed and sworn to before me
(this 6th day of September, 2012.
(
(
(My Commission Expires: 7-24-15
(

Affiant

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

IN WITNESS WHEREOF, the Grantor has caused this Deed in Lieu of Foreclosure to be executed this 5th day of September, 2012.

David Edward Ward +Tr
DAVID EDWARD WARD

TERESA CZAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, David Edward Ward, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 5th day of ~~August~~ September, 2012.

Teresa Czap
Notary Public

My Commission Expires: May 20, 2014