BILL GARRETT, Davidson County
Trans:T20120074373 DEEDWARR
Recvd: 10/02/12 12:29 4 pgs
Fees:23.00 Taxes:432.23
20121002-0089757

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $116,817.91.

Prepared by, return to: Brock & Scott, PLLC, 5431 Oleander Drive, Suite 200, Wilmington, NC 28403
Brief description for the Index

Property Address: 225 Clipper Court, Nashville, TN 37211

DEED-IN-LIEU OF FORECLOSURE WITH GENERAL WARRANTIES

THIS DEED made this 28 day of March, 2012 by and between

GRANTOR(s)	GRANTEE
Mattie S. Lane	The Bank of New York Mellon Trust Company, National Association as grantor trustee of the Protium Master Grantor Trust
225 Clipper Court Nashville, TN 37211	601 Travis Street 16th Floor Houston, TX 77002

This Deed is being made voluntarily by Grantor(s) to Grantee who is the current beneficiary, its successors and/or assigns, of a Deed of Trust dated February 11, 2008 and recorded February 19, 2008 in Deed Book 20080219 at Page 0015768 in the Register of Deeds of Davidson County, Tennessee covering the premises herein conveyed.

The Grantor(s) herein further understand that they do not have to make this Deed. That Grantor(s) failed to make payments on the note secured by the Deed of Trust and the said current Noteholder has accelerated the debt to "due in full" or has notified the Borrower(s) of it's intent to do so, and fully understanding this, the Grantor(s) still voluntarily and knowingly execute this Deed to the said

current beneficiary in the said Deed of Trust.

The Grantor(s) herein further state that they feel the execution of this Deed is to their best interest and that they are desirous of being relieved of the obligations under the said Note Deed of Trust.

The designation Grantor(s) and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor(s), for Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents grant, bargain, sell, release and convey unto the Grantee, its successors and assigns, in lieu of foreclosure by the Grantor(s), the herein described property in fee simple, being all that certain lot or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section 6, Apache Hills, of Record in Book 5200, page 173, Register's Office for said County.
>
> Lot NO. 37 fronts 89.97 feet on the easterly margin of Clipper Court and extends back 97.29 feet on the northerly line and 114.42 feet on the southeasterly line to a deed line in the rear, measuring 61.50 feet thereon.
>
> Being the same property conveyed to Mattie S. Lane, unmarried, from Mary T. Phillips, unmarried, by Quitclaim Deed dated May 13, 2002 and recorded May 17, 2002 in Instrument No. 20020517-0060989, Register's Office for Davidson County.
>
> This conveyance is subject to Restrictions of record in Bok 5449, page 535 and all matters of record on plat in Book 5200, page 173, Register's Office for Davidson County.

The property hereinabove described was acquired by Grantor(s) by Deed recorded in Book: 20020517 Page: 0060989

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

This Deed is intended to constitute a Deed-In-Lieu of Foreclosure and is under and subject to the provisions of that certain Deed of Trust dated February 11, 2008 in the original amount of

119,700.00 given to Mortgage Electronic Registration Systems, Inc. as nominee for EquiFirst Corporation (original "lender/beneficiary") and recorded in Book 20080219 Page 0015768, of the Davidson County Registry.

The execution, delivery and recording of this Deed shall constitute a full satisfaction or discharge of, the Deed of Trust of record in Deed Book 20080219, page 0015768 and the accompanying Note of the same date.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor(s) covenants with the Grantee, that Grantor(s) is/are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record and current year ad valorem taxes.

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

Mattie S. Lane (Grantor)

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

STATE OF TN
COUNTY Davidson

On this the 28 day of March, 2012, before me personally appeared Mattie S. Lane, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

NOTARY PUBLIC
My Commission expires: 7-6-15

MARIA VALAREZO STEELE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $116,817.91, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 28 day of March

Notary Public

My Commission Expires: 7-6-15
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Map & Parcel Number: 148.15023100

Send Tax Bills to:
The Bank of New York Mellon
Trust Company, National Association
as grantor trustee of the
Protium Master Grantor Trust
601 Travis Street
16th Floor
Houston, TX 77002