DEED OF RECONVEYANCE
IN LIEU OF FORECLOSURE

NAME & ADDRESS OF PROPERTY OWNER:	NAM E & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
Fred Meador 2104 Crystal Drive Nashville, TN 37210	MAP-PARCEL NUMBER 93-16-0-075
THIS INSTRUMENT PREPARED BY: WILLIAM E. PORTER Attorney at Law 401 Church Street, Suite 2900 Nashville, TN 37219 615/250-8000	STATE OF TENNESSEE) COUNTY OF DAVIDSON) STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 160,000.00 Fred Meador AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF February 20 13 Deputy Register

FOR AND IN CONSIDERATION OF ten dollars cash in hand and other good and valuable consideration paid by the grantees herein the receipt and sufficiency of which is hereby acknowledged, we, **SERGIO P. HERNANDEZ and ANGELINA C. MUELA** (hereinafter referred to as "Grantors") has bargained and sold, and do hereby transfer and reconvey to **FRED MEADOR**, a single person, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 104 in Maury & Claiborne's Addition to Nashville, Tennessee, fronting 35 feet on the westerly side of Maury Street and extends back between parallel lines 165 feet to an alley by plan of record in Book 21, Page 84, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to **SERGIO P. HERNANDEZ and ANGELINA C. MUELA**, by deed from **FRED MEADOR**, of record on Instrument #20120618-0053391, said Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130013501 DEEDWARR
Recvd: 02/19/13 10:06 4 pgs
Fees:23.00 Taxes:244.20

20130219-0016159

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 94 Maury Street, Nashville, TN. 37210.

It is further agreed by and between the parties as evidenced by the signature of the grantors and grantees that the Deed of Trust securing a note executed by the grantees herein to Fred Meador considered void, of no further force of effect and no longer a lien against the property. It is referenced by instrument 20120618-0053392 in Register's Office for Davidson County, Tennessee.

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

AND the Grantor does hereby covenant with the Grantee, their heirs and assigns, that they are lawfully seized in fee simple; have full power, authority, and right to convey the same; and that said premises are unencumbered except: (a) 2002 property taxes, which have been assumed by Grantee; (b) zoning limitations, and easements and restrictions of record; and (c) rights of persons in possession. Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties have set their hands and seal, on this the 19th day of February 2013.

Sergio Perea
SERGIO P. HERNANDEZ

Angelina C. Muela
ANGELINA C. MUELA

Fred Meador
FRED MEADOR

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Crystal A. Thomas, a Notary Public in and for said County and State, **FRED MEADOR**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of ~~June 2012.~~ Feb. 2013

Crystal A. Thomas
NOTARY PUBLIC

CRYSTAL A. THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5-6-2013.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Crystal A. Thomas, a Notary Public in and for said County and State, **SERGIO P. HERNANDEZ** , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2013.

Crystal A. Thomas
NOTARY PUBLIC

CRYSTAL A. THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5-6-2013.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, **ANGELINA C. MUELA** , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of February, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 5-6-2013.