Deed in Lieu of Foreclosure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20130014630 DEEDWARR
Recvd: 02/21/13 13:05 2 pgs
Fees:13.00 Taxes:148.00
20130221-0017512

The actual consideration or value,
Whichever is greater, for this transfer is
$ 40,000.00

Affiant

Personally Subscribed and sworn to before me on this 14th day of December, 2012.

Notary Public
My Commission Expires: 7-6-2015

CHERYL A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Instrument Was Prepared By:
Gary L. Atnip
Name
400 Pinewood Lane
Address
McMinnville, TN 37110
City, State, Zip code

Address New Owner
As Follows:
Joseph O. Atnip, James A. Atnip,
Robert J. Atnip, & Wesley L. Atnip,
7316 Old Clarksville Pike
Joelton, Tennessee 37080

Send Tax
Bills to:
Joseph O. Atnip, James A. Atnip,
Robert J. Atnip, & Wesley L. Atnip
7316 Old Clarksville Pike
Joelton, Tennessee 37080

Map Parcel _162-03-0__ 289.00
Numbers: 5DU-61000

WARRANTY DEED

WHEREAS, Joseph O. Atnip, James A. Atnip, Robert J. Atnip, and Wesley L. Atnip (the "Grantee") is the owner and holder of a certain promissory note dated February 9, 1989, from Gary L. Atnip (the "Grantor") to the Grantee, in the original principal amount of fifteen thousand ($15,000) Dollars, which is secured by the deed of trust of record in Book 7770, Page 628, Register's Office for Davidson County, Tennessee upon the following;

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said promissory note and the release of said deed of trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Gary L. Atnip, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Joseph O. Atnip, James A. Atnip, Robert J. Atnip, and Wesley L. Atnip, the Grantee, his heirs [successors] and assigns, a certain tract [parcel] of land in Davidson County, Tennessee, described as follows:

a parcel of land, situated as follows: Lot 165 Haywood Hills Sec 3, 513 Tuscarora Drive, Antioch, Tennessee, conveyed to Gary L. Atnip, by Patrick A. Taylor and wife, Debra H. Taylor by deed of record in Book 6496, Page 445, Register's Office for Davidson, County, Tennessee on February 28, 1985.

Being the same property conveyed to Patrick A. Taylor and wife, Debra H. Taylor by deed from Danny Crosby and wife, Toni A. Crosby, of record in Book 5761, Page 141, Register's Office for Davidson, County, Tennessee. This conveyance is made subject to:

1. 2012 Property Taxes, which have not been prorated and are assumed by Grantee.
2. Restrictive covenants contained in instrument of record in Book 4691, Page 670, Register's Office for said County.

This is improved property, known as Lot 165 Haywood Hills Sec 3, 513 Tuscarora Drive, Nashville, Tennessee 37013 .

TO HAVE AND TO HOLD said tract [parcel] of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs [successors] and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs [successors] and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs [successors] and assigns, against the lawful claims of all persons whomsoever.

The Grantee executes this instrument for the sole purpose of agreeing that this conveyance is for the full and complete satisfaction of the herein described promissory note and release of the herein described deed of trust.

Witness our hands this 14th day of ~~August~~ December, 2012.

GRANTOR:

GARY L ATNIP

GRANTEE:

JOSEPH O. ATNIP

Map Parcel _162-03-0__ 289.00

[CERTIFICATES OF ACKNOWLEDGEMENT]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value,
Whichever is greater, for this transfer is
$ 40,000.00

Affiant

CHERYL A. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally Subscribed and sworn to before me on this 14th day of December, 2012.

Notary Public
My Commission Expires: 7-6-2015