BILL GARRETT, Davidson County
Trans:T20130020409 DEEDWARR
Recvd: 03/13/13 10:46 3 pgs
Fees:18.00 Taxes:388.50
20130313-0024933

This Instrument Prepared by:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

After recording please return this instrument to:
Spicer Title, LLC
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

Address New Owner as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
Nations Trust Mortgage Corporation 912 Calib Court, #B-100 Franklin, TN 37067	New Owner	17205002000

Deed in Lieu of Foreclosure

WHEREAS, Nations Trust Mortgage Corporation (the "Grantee") is the owner and holder of a certain Credit Agreement and Disclosure dated January 23, 2012, from Keith A. Hendon and wife, Jan P. Hendon (the "Grantor") to Grantee, in the original principal amount of Two Hundred Forty-Three Thousand and No/100 Dollars ($243,000.00), which is secured by the Revolving Credit Deed of Trust of record in Instrument No. 20120130-0008166, Register's Office for Davidson County, Tennessee (the "Deed of Trust");

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for the release of the Deed of Trust;

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($ 10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto the Grantee, its successors and assigns, certain land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of The Highlands, Section 3, as of record in Book 5050, page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Keith A. Hendon and wife, Jan P. Hendon, by Warranty Deed from Gladys Rhinehart, dated October 11, 1984, of record in Book 6406, page 102, Register's Office for Davidson County, Tennessee

This is improved property known as: 6109 Frontier Court, Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its 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 themselves, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its 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 Credit Agreement and Disclosure and release of the Deed of Trust.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $105,000.00, which amount is equal to, or greater than, the amount, which the property transferred, would command at a fair voluntary sale.

Holly Summers
Affiant

Subscribed and sworn to before me on this 12th day of March, 2013.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05/17/2015

WITNESS our hands this 12th day of March, 2013.

GRANTOR(S):

Keith A. Hendon by Sarah Melissa Eudailey, his attorney in fact
Keith A. Hendon by Sarah Melissa Eudailey, his attorney in fact

Jan P. Hendon by Sarah Melissa Eudailey, her attorney in fact.
Jan P. Hendon by Sarah Melissa Eudailey, her attorney in fact

GRANTEE:

Nations Trust Mortgage Corporation

By: Joe Bauer
Its: President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Sarah Melissa Eudailey, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Keith A. Hendon and Jan P. Hendon, the within named bargainors, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Keith A. Hendon and Jan P. Hendon, the within named bargainors by the said Sarah Melissa Eudailey as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of March, 2013.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05/17/2015

STATE OF TENNESSEE
COUNTY OF Williamson

Before me the undersigned, a Notary Public for Williamson County, State of Tennessee, personally appeared Joe Bauer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of Nations Trust Mortgage Corporation, the within named Lender, and that he as such President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Nations Trust Mortgage Corporation, by himself as President.

Witness my hand and official seal at Franklin, Tennessee, this 12th day of March, 2013.

Notary Public

My Commission Expires:_____

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission