6

DEED IN LIEU OF FORECLOSURE

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
REVERSE MORTGAGE SOLUTIONS, INC. 2727 SPRING CREEK DRIVE SPRING, TX 77373	REVERSE MORTGAGE SOLUTIONS, INC. 2727 SPRING CREEK DRIVE SPRING, TX 77373

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTEEN THOUSAND TWO HUNDRED EIGHTY EIGHT AND 51/100 Dollars ($116,288.51) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAYNE PERKINS and JOHN BODFISH, appointed Co-Executors by a written will made by JEANNE S. BODFISH (herein, "Grantor"), whose address is 8300 Sawyer Brown Road, Unit A302, Nashville, TN 37221, hereby sells, transfers and conveys to REVERSE MORTGAGE SOLUTIONS, INC., a Texas corporation (herein, "Grantee"), whose address is 2727 Spring Creek Drive, Spring, TX 77373, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 8300 Sawyer Brown Road Unit A302, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever. AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This conveyance is an absolute conveyance of title in effect as well as form and is intended to include and unconditionally convey to Grantee any and all rights of Grantor in the property described herein and is not intended as a mortgage, trust conveyance or security agreement of any kind.

This conveyance is expressly made subject to, and shall not cause a merger with, the interest of Grantee as mortgagee and/or secured party under the mortgages(s), deed(s) of trust or other documents identified in Exhibit B attached hereto and made a part hereof. It is understood and agreed between Grantor and Grantee that this deed is being accepted by Grantee in lieu of foreclosure but on the express condition that any and all mortgages, deeds of trust or security interests of Grantee of any kind

PIN NO: _____

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

BILL GARRETT, Davidson County
Trans:T20130039436 DEEDWARR
Recvd: 05/10/13 15:04 5 pgs
Fees:28.00 Taxes:430.27
20130510-0047697

MAP - PAR
142 - 050B - 2.00

(including, without limitation, the interests described in Exhibit B) shall not merge with the interest of Grantee in the property herein described and conveyed.

WITNESS my hand and seal this 2nd day of April, 2013.

GRANTOR:

Jayne Perkins, Co-Executor

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jayne Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2013.

[Affix Notary Seal]

CATHERINE M POST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/21/16

GRANTOR:

Jayne Perkins, Individually

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jayne Perkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2013.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/21/16

CATHERINE M POST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

GRANTOR:

John Bodfish

John Bodfish, Co-Executor

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Bodfish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2013.

[Affix Notary Seal]

CATHERINE M POST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Catherine M. Post

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/21/16

John Bodfish

John Bodfish, Individually

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, John Bodfish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2013.

[Affix Notary Seal]

Catherine M. Post

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/21/16

CATHERINE M POST
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $116,288.51

Affiant

Subscribed and sworn to before me, this the 10th day of May 2013.

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 5/8/17

EXHIBIT A

[Legal Description]

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENESSEE, DESCRIBED AS FOLLOWS:

BEING UNIT NO. A-302, TOGETHER WITH THE CARPORT DESIGNATED NO. A-302-C, IN RIVER PLANTATION SECTION THREE, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESEE, AS SHOWN ON THE PLAT OF RIVER PLANTATIONS, SECTION THREE CONDOMINIUM APARTMENTS, RECORDED IN BOOK 4675, PAGES 75, 76, AND 77, AND AMENDED IN BOOK 4675, PAGES 103, 104 & 105, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TOGETHER WITH THE UNDIVIDED INTEREST IN COMMON ELEMENTS DECLARED IN MASTER DEED AND BYLAWS APPURTENANT TO SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEANNE S. BODFISH BY WARRANTY DEED FROM NANCY E. FITZGERALD GIPSON AND HUSBAND, LAWRENCE R. GIPSON, DATED AND RECORDED FEBRUARY 28, 1978, IN BOOK 5257, PAGE 565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Deed Book 5257 at Page 565 on 2/28/1978.

PIN NO: _____

STREET ADDRESS: 8300 Sawyer Brown Road Unit A302, Nashville, TN 37221

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

EXHIBIT B

[Description of Security Interest(s)]

This deed and conveyance is given in lieu of foreclosure of a mortgage from Jeanne S. Bodfish, to World Alliance Financial Corp., in the amount of $116,288.51 dated October 9, 2008, filed for record October 9, 2008, in Document No: 20081020-0104857 of Davidson County Records which was assigned to Reverse Mortgage Solutions, Inc. by Instrument dated 8/27/2010 and recorded in 20100830-0068199.

Notwithstanding the other provisions hereof, Deed of Trust given by Jeanne S. Bodfish to World Alliance Financial Corp. on October 9, 2008 and recorded in Davidson County Land Records, under Instrument No: 20081020-0104858 thereinafter assigned to Reverse Mortgage Solutions, Inc. by Instrument No: 20100830-0068199, is NOT RELEASED OR RELINQUISHED in any manner or respect whatsoever, but the Mortgage shall remain valid and continuous and in full force and effect, unless and until released by written instrument (the "Release") executed by Grantee, or its successors or assigns, and recorded in the Land Records of the County of Davidson.