This Instrument Prepared By:
Robert F. Spann, Attorney at Law
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20130075650 DEEDWARR
Recvd: 09/03/13 09:52 2 pgs
Fees:13.00 Taxes:0.37

20130903-0092210

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $100.00

Affiant

Sworn to and subscribed before me this 28 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 5-22-14

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Nancy Ryans	Same	08106001500
700 Craighead St., #103		
Nashville, TN 37204		

THIS INDENTURE made this _____ day of August, 2013, by and between **Johnny Burroughs and wife, Linda Burroughs** , hereinafter called "Grantor", and **Nancy Ryans**, their successors and assigns, hereinafter called "Grantee".

WITNESSETH

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the Grantor has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 88 on the Map of Cumberland Gardens, as of record in Book 2900, pages 3 and 4, described as follows:

Said Lot No. 88 fronts 53.60 feet on the south side of O'Neal Drive, and extends back 168.0 feet on the east line, and 156.7 feet on the west line, to a dead line, measuring 36.0 feet thereon.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs, by deed from Capital Journey, LLC, of record in Instrument No. 20030808-0113328, Register's Office for Davidson County, Tennessee.

This is property known as 2703 O'Neal Drive, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as otherwise herein set out.

I further covenant and bind myself, my heirs and representative, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

It is agreed by and between the parties hereto that this deed is an absolute conveyance of any and all title in effect as well as in form, and is not intended as a mortgage, trust conveyance or security of any kind. It is further understood by and between the parties that the consideration for this transfer, in addition that herein above set forth, is the full an absolute release of all debts, obligations and charges heretofore existing on account of and in accordance with the terms of a certain Deed of Trust executed by **Johnny Burroughs and wife, Linda Burroughs** to **Chan McCullough**, Trustee, and securing a certain debt and/or indebtedness to **Nancy Ryans**. Said Deed of Trust is dated June 2, 2008, and is recorded in Instrument No. 20080626-0065952, Register's Office for **Davidson** County, Tennessee.

It is further understood by and between the parties that the express purpose of this conveyance is to completely satisfy the obligation, evidenced by the deed of trust note, and to terminate the lien which exists through the Deed of Trust and the note secured thereby, and any effect thereof in all respects.

JOHNNY BURROUGHS

LINDA BURROUGHS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Johnny Burroughs**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28 day of August, 2013.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28 day of August, 2013, before me personally appeared **Johnny Burroughs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

Witness my hand and official seal this 28 day of August, 2013.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires 5-20-14.