1337

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

BILL GARRETT, Davidson County
Trans:T20130077682 DEEDWARR
Recvd: 09/09/13 09:18 2 pgs
Fees:13.00 Taxes:0.37
20130909-0094624

State of Tennessee)
County of Davidson)

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

Affiant

Sworn to and subscribed before me this 12 day of August, 2013

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Sharon D. Simmons	Same	Map 69-4
4003 Cedar Circle		Parcel 2
Nashville, TN 37208		

THIS INDENTURE made this ____ day of August, 2013, by and between **Toby Gregory and wife, Christy Gregory** , hereinafter called "Grantor", and **Sharon D. Simmons**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 of Block "DD" on the Revised Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Fairview Drive, which point is the common corner of Lots 23 and 24 of Block "DD" of said Subdivision, and running in a northerly direction a distance of 246.5 feet to a dead line; thence in a easterly direction a distance of 100.27 feet to a point; thence in a southerly direction a distance of 253.9 feet to the northerly margin of Fairview Drive; and thence westerly a distance of 100 feet with the said northerly margin of Fairview drive, to the beginning.

Being the same property conveyed to Toby Gregory and wife, Christy Gregory by deed from Sharon D. Simmons, of record in Instrument No. 20110412-0028168 Register's Office for Davidson County, Tennessee.

This is property known as 3806 Fairview Drive, Nashville, TN 37218

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 **Toby Gregory and Christy Gregory** to **Robert F. Spann**, Trustee, and securing a certain debt and/or indebtedness to Sharon D. Simmons. Said Deed of Trust is dated April 8, 2011, and is recorded in Instrument No. 20110412-0028169, 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.

Toby Gregory
TOBY GREGORY

Christy Gregory
CHRISTY GREGORY

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 **Toby Gregory and Christy Gregory** 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 at Nashville, Tennessee, this, the 12 day of August, 2013.

RITA R. DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 05-02-2015