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

BILL GARRETT, Davidson County
Trans:T20130085153 DEEDWARR
Recvd: 10/02/13 12:37 3 pgs
Fees:18.00 Taxes:3.70
20131002-0103465

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $ 1000.00.

x Mary Putman
Affiant

Sworn to and subscribed before me this 1st day of October, 2013.

Robert F. Spann
NOTARY PUBLIC

My Commission Expires: 5-20-14

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

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Mary S. Putman	Same	09605014300
P.O. Box 408		
Old Hickory, TN 37138		

THIS INDENTURE made this _____ day of September, 2013, by and between **Margaret D. Madison**, hereinafter called "Grantor", and **Mary S. Putman**, 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:

Being part of Lot No. 212 on the Map of Woodberry Park, as of record in Plat Book 2133, pages 117, 118, and 119, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Seneca Court at the corner of Lots 211 and 212; thence with the line between said lots, southerly 114.1 feet to a point; thence with the line between said Lots 212 and 204, northeasterly 14.8 feet to a corner of Lot No. 203; thence leaving said line, northeasterly 116.2 feet to a point opposite the corner of Lots 202 and 203; thence southeasterly 10.0 feet to the corner of said lots; thence with the line between said Lots 202 and 213, northeasterly 55.5 feet to a corner of Lot 213; thence with the line between Lots 212 and 213, northwesterly 144.5 feet to the margin of Seneca Court; thence with the margin of the same, southwesterly around a curve, 43.0 feet to the beginning.

Being the same property conveyed to Margaret D. Madison by deed from Mary Kirkland Slayden Putman, of record in Instrument No. 20070802-0091809, Register's Office for Davidson County, Tennessee.

It is understood and agreed that Mary S. Putman and Mary Kirkland Slayden Putman are one in the same persons.

This is property known as 409 Seneca Court, Nashville, TN 37214

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 **Margaret D. Madison** to **Mitchell A. Watts**, Trustee, and securing a certain debt and/or indebtedness to Mary S. Putman. Said Deed of Trust is dated July 31, 2007,

and is recorded in Instrument No. 20070802-0091810, 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.

MARGARET D. MADISON

STATE OF ~~TENNESSEE~~ Arizona)
COUNTY OF ~~DAVIDSON~~ Maricopa)

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

WITNESS my hand and official seal at ~~Nashville~~ Surprise Arizona, ~~Tennessee,~~ this, the 23rd day of September, 2013.

NOTARY PUBLIC

My Commission Expires: July 15, 2014

AMANDA MACOMBER
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 15, 2014