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

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 24 day of Sept, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

BILL GARRETT, Davidson County
Trans:T20130086654 DEEDWARR
Recvd: 10/07/13 14:42 3 pgs
Fees:18.00 Taxes:0.37
20131007-0105200

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Doug Ryans	Same	08111018800
700 Craighead Street, #103		
Nashville, TN 37204		

THIS INDENTURE made this 24 day of September, 2013, by and between **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", and **Doug 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:

> Land in Davidson County, Tennessee, being part of Lot No. 401 on the Map of the Addition to the Town of McGavock, as of record in Book 21 page 41, Register's Office for Davidson County, Tennessee, and being known as Lot No. 3 on the Map of a Re-subdivision of said Lot No. 401, as mentioned in the will of Ed Mrzena, of record in Will Book 62, page 361, Office of the County Clerk for said County, described as follows:
>
> Beginning at a point in the east margin of 18th Avenue, North, as now widened, in the common line between Lots 401 and 402, being in the south line of Lot 401; thence easterly along the line between said lots, 186.3 feet, more or less, to the west margin of an alley; thence with the margin of the same, northerly 28 feet to t point; thence westerly 180.2 feet, more or less, in the easterly margin of 18th Avenue, North, as now widened; thence with the margin of the same, southerly 28 feet to the beginning.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Elza D. Lewis, of record in Instrument No. 20030603-0075408, Register's Office for Davidson County, Tennessee.

This is property known as 1634 Dr. D. B. Todd, Jr., Blvd., 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 Linda Burroughs** to **Chan McCullough**, Trustee, and securing a certain debt and/or indebtedness to Doug Ryans. Said Deed of Trust is dated September 25, 2006, and is recorded in Instrument No. 20060929-0120539, 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
JOHNNY BURROUGHS

Linda Burroughs by Johnny Burroughs attorney in fact
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 24 day of September, 2013.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September, 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 24 day of September, 2013.

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

NOTARY PUBLIC

My Commission Expires: 5-20-14.