16.70

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 18 day of March, 2014.

NOTARY PUBLIC

My Commission Expires: 5-20-14

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

BILL GARRETT, Davidson County
Trans:T20140018920 DEEDWARR
Recvd: 03/21/14 09:25 2 pgs
Fees:13.00 Taxes:3.70
20140321-0023288

DEED IN LIEU OF FORECLOSURE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Katie Ryans	Same	08111026000
700 Craighead Street. #103		
Nashville, TN 37204		

THIS INDENTURE made this 18th day of March, 2014, by and between **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", and **Katie 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 the southerly 50 feet of Lot 348 in McGavock's and Others Addition to Nashville, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said southerly part of Lot 348 fronts 50 feet on the westerly side of 16th Avenue, North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Buford F. Drake and wife, Juanita S. Drake, of record in Instrument No. 200007060066773, Register's Office for Davidson County, Tennessee.

This is property known as 1717 16th Avenue, North, 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 **Katie Ryans**. Said Deed of Trust is dated January 6, 2003, and is recorded in Instrument No 20030122-0009035, 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 18th day of March, 2014.

NOTARY PUBLIC

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

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of ~~September, 2013~~ March, 2014, 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 18th day of March, 2014.

NOTARY PUBLIC

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

My Commission Expires 5.20.14.