

I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 79,500.00.

AFFIANT

Sworn to and subscribed before me, this 21st day of July, 2014.

NOTARY PUBLIC

My Commission expires: 10-24-17

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT &COBB, PLC
P.O. Box 2004
Jackson, TN 38302-2004

BILL GARRETT, Davidson County
Trans:T20140052840 DEEDWARR
Recvd: 07/22/14 11:04 3 pgs
Fees:18.00 Taxes:294.15

20140722-0064995

Person or agency responsible: for payment of taxes:

BancorpSouth Bank
5217 Maryland Way
Brentwood, Tennessee 38027

PROPERTY OWNER AND ADDRESS:

BancorpSouth Bank
5004 Crosby Lane
Nashville, Tennessee 37211

DEED IN LIEU OF FORECLOSURE

WHEREAS, BANCORPSOUTH BANK, a Mississippi Corporation ("Grantee") is the owner and holder of a certain Promissory Note indebtedness ("Note") dated December 31, 2007, as modified, from **JAMES A. HALL** in the original principal amount of $ 104,800.00 with said Note being secured by a Deed of Trust executed by **JAMES A. HALL** and wife, **RUBY MARIE HALL** ("Grantors") on the below described property same being of record in as Instrument # 20080103-0000429, in the Register's Office of Davidson County, Tennessee (the "Trust Deed"); and

WHEREAS, the Note is in default and the Grantors have agreed to convey the below described property and the Grantee has agreed to accept the conveyance of the property in full satisfaction of the obligations under the Note;

NOW THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars cash in hand paid by Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantors, have bargained and sold and by these presents does hereby transfer, quitclaim, release and convey unto Grantee, its successors and assigns, the certain parcel of real estate in Nashville, Davidson County, Tennessee as described as follows:

Tax Map and Parcel Ref. # 14813011700

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County. Said Lot No. 51 fronts 70 feet on the east side of Crosby Lane and runs back between parallel lines 153 feet to a dead line.

BEING the same property conveyed to James A. Hall by Warranty Deed of record by Instrument No. 20080103-0000428, in the Register's Office of Davidson County, Tennessee.

This property has the street address of 5004 Crosby Lane, Nashville, Tennessee.

The execution of this instrument shall not be deemed to release or satisfy the lien of the above described Trust Deed, and the lien of the above described Trust Deed shall not be released

until such time as Grantee as owner and holder of the Trust Deed executes and records a release of the same.

WITNESS OUR HANDS this 15 day of July, 2014.

GRANTOR:

James A Hall

JAMES A. HALL

Ruby Marie Hall

RUBY MARIE HALL

GRANTEE:

BANCORPSOUTH BANK

By: Lisa D. Compere
Title: Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Debora L. Wynn the undersigned, a Notary Public, in and for the State and County aforesaid, the Grantor herein, **James A. Hall,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 15 day of July, 2014.

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires Jan. 06, 2015

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires:_____.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Debora L. Wynn the undersigned, a Notary Public, in and for the State and County aforesaid, the Grantor herein, **Ruby Marie Hall,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 15 day of July, 2014.

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires Jan. 06, 2015

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires:_____.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Debora L. Wynn the undersigned, a Notary Public, and for said State and County, Lisa D. Campsey, with whom I am personally acquainted, and who, upon oath, acknowledged herself, to be the Vice Pres. of BancorpSouth Bank, and that she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained as such Vice Pres. of the bank.

WITNESS MY HAND and Official Seal, at Office, on this the 15 day of July, 2014.

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires Jan. 06, 2015

My Commission Expires:_____

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON