BILL GARRETT, Davidson County
Trans:T20140054311 DEEDWARR
Recvd: 07/28/14 11:36 4 pgs
Fees:23.00 Taxes:921.49
20140728-0066752

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $249,050.46.

Prepared by, return to: Jackson & Associates, 3326 Aspen Grove Drive, Suite 400, Franklin, TN 37067
Brief description for the Index

Property Address: 1076 Morton Mill Rd, Nashville, TN 37221

DEED-IN-LIEU OF FORECLOSURE WITH GENERAL WARRANTIES

THIS DEED made this 1 day of April, 2014 by and between

GRANTOR(s)	GRANTEE
Fred Matthews Jr., Pastor The Church of Jesus Christ of the Apostolic Faith, Inc. 1076 Morton Mill Rd. Nashville, TN 37221	Charles Omer West, IV PO Box 46648 Kansas City, MO 64188

This Deed is being made voluntarily by Grantor(s) to Grantee who is the current beneficiary, his heirs and/or assigns, of a Deed of Trust dated June 25, 2009 and recorded June 29, 2009 in Instrument 200906290060293, in the Register of Deeds of Davidson County, Tennessee covering the premises herein conveyed.

The Grantor(s) herein further understand that they do not have to make this Deed and that Grantor(s) failed to make payments on the note secured by the Deed of Trust and the said current Noteholder has accelerated the debt to "due in full" or has notified the Borrower(s) of its intent to do so, and fully understanding this, the Grantor(s) still voluntarily and knowingly execute this Deed to the said current beneficiary in the said Deed of Trust.

The Grantor(s) herein further state that they feel the execution of this Deed is to their best interest and that they are desirous of being relieved of the obligations under the said Note and Deed of Trust.

The designations Grantor(s) and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor(s), for Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents grant, bargain, sell, release and convey unto the Grantee, their heirs and assigns, in lieu of foreclosure by the Grantee, the herein described property in fee simple, being all that certain lot or parcel of land situated in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Being Lot No. 12 on the Plan of Harpeth Crest Subdivision, Phase II, of record in Instrument No. 200204030040556, Register's Office of said County, to which reference is hereby made for a more particular description.
>
> Being the same property conveyed to The Church of Jesus Christ of The Apostolic Faith, Inc. by Warranty Deed from Charles Omer West, IV, married, dated June 24, 2009, recorded June 29, 2009 in Instrument 200906290060292, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record.

This Deed is intended to constitute a Deed-In-Lieu of Foreclosure and is under and subject to the provisions of that certain Deed of Trust dated June 25, 2009 in the original amount of $285,000.00 given to CHARLES OMER WEST, IV (original "lender/beneficiary") and recorded in Instrument 200906290060293, of the Davidson County Register's Office.

The balance due under said Deed of Trust, including all past-due payments, interest, late fees, attorney's fees, and foreclosure-related costs is $273,492.72. The execution, delivery and recording of this Deed shall constitute a partial satisfaction or discharge of the Deed of Trust of record in Instrument 200906290060293 and the accompanying Note of the same date, to the extent of $249,050.46, leaving a remaining balance under said Note of $24,442.26.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements and restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, Grantor has set her hand and seal the day and year first above written.

Fred Matthews (seal)

Fred Matthews Jr., Pastor
The Church of Jesus Christ of the Apostolic Faith, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of April, 2014, before me personally appeared Fred Matthews, Jr., Pastor of the Church of Jesus Christ of the Apostolic Faith, Inc. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument , and acknowledged that as such Pastor, executed the same as such person's free act and deed.

Suzanne Thomas
NOTARY PUBLIC

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie M Collum
Affiant

Subscribed and sworn to before me on this 1st day of April, 2014.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires April 18, 2015

My Commission Expires: _____

Map & Parcel Number: 141120E01900CO
Send Tax Bills to:
Charles Omer West IV, 317 Skyline Dr. White House, TN 37188

Deed in Lieu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

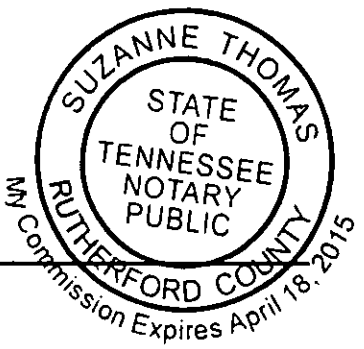
I hereby swear or affirm that to the best of my knowledge, belief and information, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $249,050.46, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this 1st day of April, 2014.

Notary Public

My Commission Expires: _____



Map & Parcel Number: 141120E01900CO
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