BILL GARRETT, Davidson County
Trans:T20140060599 DEEDWARR
Recvd: 08/18/14 08:48 3 pgs
Fees:18.00 Taxes:522.81
20140818-0074341

This instrument prepared by:
Steven G. Waters, PLLC
100 Bluegrass Commons Boulevard
Suite 115
Hendersonville, Tennessee 37075

New Property Owner:
Leonard W. Ballou
P.O. Box 1082
Hendersonville, TN 37077-1082

Send Tax Bills to:
Same as new owner

Map Parcel Number:
043-02-0-047.00

DEED IN LIEU OF FORECLOSURE

WHEREAS, Leonard W. Ballou and wife, Geneiva W. Ballou (herein called "Grantee") are the owner and holder of a certain Deed of Trust Note dated October 27, 2010, from **Wayne L. Flood** (herein called "Grantor") to the Grantee, in the original principal amount of One Hundred Forty One Thousand Three Hundred and 00/100 ($141,300.00) Dollars, which is secured by a Deed of Trust of record in Instrument No. 20101101-0087332, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Grantor has agreed to make, and the Grantee has agreed to accept, this conveyance in return for full and complete satisfaction of said Deed of Trust Note; and

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, **Wayne L. Flood**, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto **Leonard W. Ballou and wife, Geneiva W. Ballou**, the Grantee, their heirs, representatives, successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Farview, of record in Book 1835, Page 131, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 11 fronts 120 feet on the east side of Snow Avenue and runs back between lines 335.3 feet on the north line and 340.9 feet on the south line to a dead line in the rear on which it measures 120 feet.
>
> Being the same property conveyed to Wayne L. Flood by deed from Leonard W. Ballou and wife, Geneiva W. Ballou of record in Instrument No. 20101101-0087331, Register's Office for Davidson County, Tennessee.

This property is improved property known as 944 Snow Avenue, Madison, Tennessee 37115.

This Deed in Lieu of Foreclosure does not represent a merger of title. The lien as evidenced by the Deed of Trust heretofore stated as being of record in Instrument No. 20101101-0087332, said Register's office, survives this conveyance for lien priority purposes.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtances, estate, title and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against lawful claims of all persons whatsoever.

WITNESS my hand this 6TH day of ~~July~~ AUGUST, 2014.

GRANTOR:

Wayne L. Flood

WAYNE L. FLOOD

STATE OF NORTH DAKOTA
COUNTY OF Williams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE L. FLOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand, at office this 6 day of ~~July~~ August, 2014.

Kala Ursino

NOTARY PUBLIC

My Commission Expires: Feb 20, 2019

KALA URSINO
Notary Public
State of North Dakota
My Commission Expires Feb. 20, 2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SUMNER

I, the undersigned, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $141,300.00, 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 this 18th day of ~~July~~ August, 2014.

Notary Public

My commission expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016