DEED IN LIEU OF FORECLOSURE

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony Cross and wife, Margo Cross P.O. Box 236 Madison, Tennessee 37116	Same	Map 071-03-0 Parcel 063.00

BILL GARRETT, Davidson County
Trans:T20150000917 DEEDWARR
Recvd: 01/06/15 08:57 2 pgs
Fees:13.00 Taxes:363.92
20150106-0001123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 98,358.10

AFFIANT

Sworn to and subscribed before me
this the 2nd day of January, 20 15

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

THIS INDENTURE made on the respective dates of execution below, by and between Sidney Apps, unmarried, hereinafter called Grantor and Anthony Cross and wife, Margo Cross, hereinafter called Grantees, their heirs, representatives and assigns;

WITNESSETH: That the Grantor, for and in consideration of the sum of One ($1.00) Dollar in hand paid, and the full satisfaction of the Deed of Trust herein described, does convey and warrant unto said Grantees, their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Map of John L. Gordon's Subdivision as of record in Book 843, Page 61, Register's Office for said county, described as follows:
>
> Said Lot No. 7 fronts 60 feet on the easterly side of Dickerson Road and runs back between lines 200 feet to the westerly line of Lot No. 9 of said Subdivision, the length of said rear line not being shown.
>
> Being the same property conveyed to Sidney Apps by deed from Anthony Cross and wife, Margo Cross, of record in Instrument No. 20130306-0022224, Register's Office for Davidson County, Tennessee.
>
> This is improved commercial property known as 2523 A, B & C Dickerson Pike, Nashville, Tennessee 37207.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of said state where the above premises are situated, as might be applicable.

Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except for the deed of trust of record in Instrument No. 20130306-0022225, Register's Office for Davidson County, Tennessee, and 2014 Metro taxes, due and payable; and that Grantor warrants and will defend the said premises and title thereto against the lawful claims of all persons whomsoever.

THIS DEED is given in full cancellation and satisfaction of that certain Trust Note dated February 27, 2013, given as security applicable to the above-described premises and the indebtedness secured by the deed of trust recorded in the Register's Office for Davidson County, Tennessee, as aforecited, wherein borrower was Sidney Apps, unmarried. Grantees join in this instrument to acknowledge this instrument is also an assignment by Grantor to Grantee as to any and all leasehold rights Grantor may have heretofore.

In execution whereof, the parties have executed this instrument on the day and dates below.

GRANTEE:

ANTHONY CROSS

MARGO CROSS

Dated: 1-2-15

GRANTOR:

SIDNEY APPS

Dated: 12.24.2014

STATE OF ARIZONA
COUNTY OF MARACOPIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sidney Apps, the within named bargainor, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the person who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Phoenix, Arizona, this the 24th day of December, 2014.

NOTARY PUBLIC

My Commission Expires: 7/14/2015

Daniel Estrada
Notary Public - Arizona
Maricopa County
My Commission Expires
July 14, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anthony Cross and wife, Margo Cross, the within named bargainors, with whom I am personally acquainted, or based upon satisfactory evidence proved to be the persons who executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of January, 20 15.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

PREPARED BY:

LARRY D. CRAIG
Attorney at Law
305 Fourteenth Avenue, North
Nashville, Tennessee 37203

Upon information furnished by the parties, without benefit of title examination, title insurance, new survey or closing thereupon.