THIS INSTRUMENT PREPARED BY:
Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison Street
Madison, TN 37115

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Address New Owner:	Send Tax Bills to:	Tax ID Nos.D
Patricia Wall	**Same as New Owner**	**08203000500**
P. O. Box 278		**and**
Whites Creek, TN 37189		**08203000600**

QUITCLAIM DEED
IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **We, Samuel Dare and wife, Mollian Dare, Grantors ,** by these presents do hereby quitclaim and convey unto **Patricia Wall,** Grantee, her successors and assigns, all our right, title, and interest in and to the following described tract of land:

See Exhibit "A" attached hereto for legal description of property.

SAID PROPERTY is conveyed such limitations, encumbrances, etc. as may affect the premises, including, but not limited to that certain Tennessee Deed of Trust dated August 29, 2007, executed by Grantors above to Deanie L. Gregory, as Trustee, for the use and benefit of Grantee above of record as Instrument No. 20070830-0104395, Register's Office for Davidson County, Tennessee.

THIS DEED IS EXECUTED, DELIVERED AND ACCEPTED AS A DEED IN LIEU OF FORECLOSURE of (or exercise of the power of sale under), and not as additional security for the indebtedness secured by the above Deed of Trust. It is the intention of the Grantors herein to transfer to Grantee herein absolute fee simple title to the herein described property free of any right and/or equity of redemption of said Grantors. Furthermore, it is the intention of Grantor and Grantee that the lien and security title of the Deed of Trust will not merge into the fee simple title conveyed pursuant to this Deed.

Said property is improved and commonly known as: 1109 and 1111 Dickerseon Pike (or Road), Nashville, TN 37207

IN WITNESS WHEREOF, we have hereunto set our hands this the 29th day of January, 2015.

Samuel Dare

Mollian Dare

BILL GARRETT, Davidson County
Trans:T20150008428 DEEDQC
Recvd: 02/03/15 11:08 3 pgs
Fees:17.00 Taxes:0.00
20150203-0009995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Samuel Dare and wife, Mollian Dare,** the bargainors, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that they executed this instrument for the purposes set forth herein.

Witness my hand and official seal at office at Madison, Tennessee, this the 29th day of January, 2015.

My commission expires: 1/9/2018

Deanie L. Gregory
Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $NONE.

Patricia E. Wall
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME

THIS THE 29TH DAY OF January, 2015

Deanie L. Gregory
Notary Public

My commission expires: 1-9-18



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-0293

TRACT ONE:
LAND IN DAVIDSON COUNTY, TENNESSEE, being the west 133 feet of Lot No. 11 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows: Said part of said lot fronts 50 feet on the east side of North First Street and runs back between parallel lines, 133 feet to a dead line.

TRACT TWO:
LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 12 on the Plan of Sharpe and Horn's Second Addition, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 12 fronts 50 feet on the easterly side of North First Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Samuel Dare and wife, Mollian Dare by Warranty Deed from Patricia Wall, which deed is dated August 29, 2007 and recorded as Instrument No. 20070830-0104394 in the Register's Office for Davidson County, Tennessee.