ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Glenn C. Pearson, Jr. 1920 Greer Road Goodlettsville, TN 37072	New Owner	Map/Parcel 01200009400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

DEED IN LIEU OF FORECLOSURE

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, I, Jeffrey G. Poole (hereinafter referred to as the "Grantor") do hereby bargain, sell and convey unto Glenn C. Pearson, Jr. (hereinafter referred to as the "Grantee") all of Grantor's interest in the following described parcel of real estate located in Davidson County, Tennessee.

See attached Exhibit A for the full and complete legal description.

Being the same real property conveyed to Jeffrey G. Poole by Warranty Deed from Glenn Pearson of record in Instrument 20120924-0086664, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 8029 Old Springfield Highway, Goodlettsville, Tennessee 37072.

The Grantor is in default in the payment of a promissory note payable to Gleen Pearson who is also known as Glenn C. Pearson, Jr. which is secured by the subject real property. This instrument is being executed in lieu of a foreclosure proceeding. The conveyance of title to the Grantee shall satisfy all of the debt evidenced by said promissory note referred to hereinabove and shall constitute a release of the deed of trust.This conveyance is subject to all liens, debts, and encumbrances of record affecting the Grantor but said liens and debts shall remain the legal obligation of the Grantor to the extent permitted by law. The subject Deed of Trust is of record in Instrument 20120924-0086665, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 8029 Old Springfield Highway, Goodlettsville, Tennessee 37072.

BILL GARRETT, Davidson County
Trans:T20150028545 DEEDWARR
Recvd: 04/16/15 10:34 3 pgs
Fees:18.00 Taxes:111.00
20150416-0033619

(STATE OF TENNESSEE)
(
(The actual consideration or value, whichever is greater
(for this transfer is $30,000.00.
(
(
(
(Subscribed and sworn to before me
(this 23rd day of March, 2015.
(
(
(Notary Public
(My Commission Expires:_____
(

Affiant

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

IN WITNESS WHEREOF, the Grantor has caused this Deed in Lieu of Foreclosure to be executed this 23rd day of March, 2015.

JEFFREY G. POOLE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jeffrey G. Poole, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 23rd day of March, 2015.

Notary Public

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin located at the intersection of the South right of way of the Seaboard System Railroad and the Southwesterly right of way of Old Dickerson Pike, the Northeast corner of this tract and continuing with the Southwest right of way of Old Dickerson Pike as follows: a curve to the left having a radius of 256.06 feet, an arc distance of 62.30 feet, a chord bearing S. 22 deg. 50' 11", 62.14 feet to an iron pin; thence S. 31 deg. 45' 19" E, 193.17 feet to an iron pin in the Southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, Page 617, Register's Office for Davidson County, Tennessee; thence with the North boundary of said tract of land which belongs to J. T. Leeman as follows: S. 63 deg. 03' 16" W. 203.69 feet to an iron pin; thence N. 61 deg. 05' 14", with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, Page 180, Register's Office for Davidson County, Tennessee, thence N. 26 deg. 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the South right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50 degree angle from the center line of the main tract of the Seaboard System Railroad; thence S. 61 deg. 37' 30" E parallel with an 100.00 feet at a right angle from the center line of the main tract 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Sheppard, dated 6/19/85