This instrument prepared by and after recording, return to:
Harpeth Escrow, LLC
c/o R. Patrick Parker, Esq.
1517 Hunt Club Blvd., Suite 100
Gallatin, Tennessee 37066

This Deed was prepared without the benefit of a Title Examination and no liability is assumed for any status in Title or matter which would be disclosed by such Title Examination.

DEED IN LIEU OF FORECLOSURE

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mid-State Lenders, Inc.	(NAME) Same as new owner	Tax Map 119-01
(STREET ADDRESS) 139 Ervin Street	(STREET ADDRESS)	Parcel 237.00
(CITY) (STATE) (ZIP) Hendersonville TN 37075	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160015966 DEEDWARR
Recvd: 02/26/16 12:54 3 pgs
Fees:18.00 Taxes:111.00
20160226-0018504

For and in consideration of the full satisfaction and cancellation of a promissory note originally payable to Mid-State Lenders, Inc., a Tennessee corporation, in the original principal amount of Ninety Six Thousand Eight Hundred Eighty Two and 55/100 Dollars ($96,882.55) and secured originally by a deed of trust from Borrowers Frank L. Beasley and wife, Gwendolyn Beasley, (herein "Grantors") to E. Keith Bell, Trustee, of record as **Instrument No: 20080725-0076457**, Register's Office of Davidson County, Tennessee, and all indebtedness, fees, and costs of collection associated therewith, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Frank L. Beasley and wife, Gwendolyn Beasley**, Grantors herein, do hereby convey unto **Mid-State Lenders, Inc., a Tennessee corporation**, Grantee herein its successors, and assigns the following described property:

SEE EXHIBIT A

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, its successors, and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, its successors, and assigns, against the lawful claims of all persons, whomsoever.

The deed is an absolute conveyance of all of Grantors' right, title, and interest in the aforesaid real property and is not intended as a mortgage, trust, conveyance, or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations, and charges hereto fore subsisting on account of and by the terms of that certain Deed of Trust between Grantors, E. Keith Bell, as Trustee, and Mid-State Lenders, Inc., as beneficiary, dated July 18, 2008, in the original principal sum $96,882.55 and recorded as Instrument No: 20080725-0076457, Register's Office of Davidson County, Tennessee, and the Note secured thereby; this conveyance completely satisfying said obligations and termination any security instruments given in connection therewith and any effect thereof in all respects.

This is improved property known as: 2223 Foster Avenue, Nashville, Davidson County, Tennessee 37210.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of February, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTORS:

By: _____
Frank L. Beasley

By: Gwendolyn Beasley
Gwendolyn Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **Frank L. Beasley and Gwendolyn Beasley,** the within named Grantors and with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February 2016.

Brenda Norton
Notary Public
My Commission Expires: 8/27/2018

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Subscribed and sworn to before me this 18th day of February, 2016.

_____
Affiant

My commission expires: 8/27/2018

Brenda Norton
Notary Public

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT A

2223 FOSTER AVENUE, NASHVILLE, TN 37210

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 170 ON THE MAP OF OVERHILL CITY AND W.H. FOX'S SUBDIVISION OF BLOCK 14 AND OTHER BLOCKS IN CUMBERLAND NURSERIES AS OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOT.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFORM IS THE FOLLOWING:

PART OF LOT NO. 170 ACQUIRED BY THE STATE OF TENNESSEE FOR HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 6146, PAGE 204, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO FRANK BEASLEY BY SUBSTITUE TRUSTEE DEED RECORDED IN DAVIDSON COUNTY, TENNESSEE AS OF RECORD IN INSTRUMENT #20061107-0138631.