This Instrument Prepared by Daniel L. Wischhof, Attorney
P. O. Box 681416, Franklin, Tennessee 37068

New Owner:
Ross M. Barnes
19 Wigwam Rd.
Locust, NJ 07760

Send Tax Bill To:
Same as New Owner

Map/Parcel No.
Map 61-16
Parcel 071.00

DEED IN LIEU OF FORECLOSURE

Whereas, **EDWIN BARNES and spouse NANCY ANDREWS,** Grantors, are the beneficial owners of the real property described herein and conveyed hereby, and whereas, Grantors have conveyed the property to Daniel L. Wischhof, Trustee, by a Deed of Trust of record as Instrument 20050524-0058696, Register's Office for Davidson County, Tennessee, to secure to **ROSS M. BARNES,** Grantee, the repayment of an indebtedness described therein; and whereas, Grantors are is in default of the payment of such indebtedness, by reason of which the land is now subject to foreclosure and sale at the demand of Grantee; 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 the indebtedness and the cancellation of the Note evidencing the same;

Now, therefore, in consideration of the premises, and of no new cash consideration, **EDWIN BARNES and spouse NANCY ANDREWS** grant and convey to **ROSS M. BARNES** the following described parcel of land in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 2 of Block "B" on the map of Greenland Estates, as of record in Book 974, Page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.
>
> BEING the same property conveyed to Edwin Barnes and wife Nancy Andrews by warranty deed from Jason Hart Light and wife Leslie Light, of record as Instrument 20050524-0058695, said Register's Office.

This is improved property known as 4202 Kennedy Avenue, Nashville, TN.

Karen Johnson Davidson County
Batch# 188015 DEEDWARR
01/25/2019 08:32:03 AM 2 pgs
Fees: $13.00 Taxes: $639.09
20190125-0007205

We warrant that the property is free of encumbrances other than as set forth herein, and do hereby warrant the title to said lands to said Grantee against the claims of anyone claiming to hold by, through, or under us, but not further or otherwise.

Witness our signatures on November 20, 2018.

EDWIN BARNES

NANCY ANDREWS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Edwin Barnes and Nancy Andrews**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on November 20, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 7/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ 172,726.79.

Affiant

Sworn to and subscribed before me on November 20, 2018.

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires 7/9/2022