

SENATE BILL 602

By Stevens

AN ACT to amend Tennessee Code Annotated, Section 66-11-108, relative to mortgages.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 66-11-108, is amended by deleting the section in its entirety and by substituting instead the following language:

The lien of a deed of trust granted by the owner of real property to secure credit provided to finance improvement to such real property, shall have priority over all liens created under this chapter upon recording the deed of trust with the register of deeds for the county in which the real property is located within twenty (20) days following execution of the deed of trust by the owner. The lien priority granted pursuant to this section shall also extend to subsequent amendments or modifications to any such deed of trust upon recording any such amendment or modification with the register of deeds for the county in which the real property is located within twenty (20) days following execution of the amendment or modification by the owner.

SECTION 2. This act shall take effect July 1, 2013, the public welfare requiring it.