ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James O.Oatsvall Jean Y. Oatsvall Benders Ferry Road Mt. Juliet, TN 37122	SAME	Map 64-090 Parcel 99 FBN 04D-28057

This instrument prepared by: Waynick & Cate
P.O. Box 148058, Nashville, TN 37214 (This instrument prepared from information furnished by parties)

Q U I T C L A I M D E E D

For and in consideration of the mutual covenants (and no monetary consideration), I, Mark T. Oatsvall, by these presents do hereby quitclaim, grant, and convey unto James O. Oatsvall and wife, Jean Y. Oatsvall, as tenants by the entireties, their successors and assigns, all my right, title and interest, including any marital interest, in the following described tract of land in Davidson County, Tennessee, to wit:

> Being Lots Nos. 12, 13 and 14 of Block "C" on the Plan of Hadley's Bend City of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.
>
> Said Lots 12, 13 and 14 adjoin and front together 75 feet on the west side of an unnamed street and run back between parallel lines, along the north margin of South Street 150 feet to an alley.
>
> **INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE** is that certain tract or parcel of land heretofore conveyed to the State of Tennessee by "Consent Judgment and Final Decree" dated September 11, 1985, and filed for record in Book 6669, page 149, said Register's Office as follows:
>
> Beginning at the point of intersection of the north margin of South Street and the west margin of Old Hickory Boulevard; thence north 6 degrees 00 minutes 00 seconds west 68 feet, more or less to a point; thence north 84 degrees 00 minutes 00 seconds east 5 feet, more or less to a point; thence south 6 degrees 00 minutes 00 seconds east 68 feet, more or less to a point; thence south 84 degrees 00 minutes 00 seconds west 5 feet, more or less to the point of beginning and containing 340 square feet.

This is improved property known as 4125 Old Hickory Boulevard, Old Hickory, TN 37138.

> Being the same property conveyed to Mark T. Oatsvall, and James O. Oatsvall and wife, Jean Y. Oatsvall by deed from Oscar J. Kidd and wife, Katie F. Kidd, recorded in Book 8244, page 364, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to the effect, if any, of a "Right-of-Way Deed for Highway Purposes" of record in Book 5559, Page 293, said Register's Office; and subject to all of the

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 120, said Register's Office.

This conveyance is further made subject to an encroachment by that certain concrete block building situated on the property adjoining the subject tract along its northerly line.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Oatsvall and wife, Jean Y. Oatsvall and I, Mark T. Oatsvall, does covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of April, 1993.

Mark T. Oatsvall

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this transfer is $ 0.00

Affiant

[Subscribed and sworn to before me this 7th day of April, 1993.

Notary Public

[My commission expires: 7-10-94

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 7th day of April, 1993.

Mark T. Oatsvall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and state, the within named Mark T. Oatsvall, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at , Tennessee, this 7th day of April, 1993.

Notary Public

My Commission Expires: 7-10-94

APR 12 10 34 AM '93

04/12-01:01 03CHECK 8.00

0 8 6 2 5