Prepared By:
James Bryan Lewis

QUITCLAIM DEED

BOOK 9075 PAGE 818

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Cliff Ostermeyer, et al.	Same	135-00-0
(NAME) 159 Village Green Dr	(NAME) Barbara Schreiber "Lee"	197.00
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37217	(STREET ADDRESS) P.O. Box 290041	
(CITY) (STATE) (ZIP)	(CITY) Nashville, Tn. (STATE) 37229-0041 (ZIP)	

FOR AND IN CONSIDERATION of One dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, James Bryan Lewis, Administrator of the Estate of Jasper L. Timmons, Deceased, by these presents do hereby quitclaim and convey unto Cliff Ayers Ostermeyer and Barbara Ellen ~~Schriver~~ Schreiber "Lee", their successors and assigns, all the Estate's right, title and interest in and to the following described tract of land:

Land in the 2nd Civil District, formerly the 5th District, of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, November 14, 1957, as follows:

Beginning in the center of Steel Road at the northwest corner of the property conveyed to J. A. Davey and wife, by deed of record in Book 1558, page 619, Register's Office for said County; thence with Davy's northerly line, South 81 deg. 30 min. East 470.2 feet to an iron pin in the westerly line of the land of W. P. Neal; thence with Neal's westerly line, North 3 deg. 30 min. East 100 feet; thence westwardly and parallel with Davy's northerly line 470 feet, more or less, to the center of Steel Road; thence with the center of same, South 5 deg. 15 min. West 100 feet to the beginning.

Being the same property conveyed to Jasper L. Timmons, an unmarried man, by deed from Wallace Scott and wife, Ruby Kennedy Scott, of record in Book 3255, page 211, Register's Office for Davidson County, Tennessee; the said Jasper L. Timmons having since died intestate, vesting title in his heirs-at-law.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 31st day of August September 1993

My commission expires 3-25-95

(Affix Seal)

Affiant

Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 27 day of August, 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Bryan Lewis, Administrator
and Ex Officio for Estate of Jasper L. Timmons

BOOK 9075 PAGE 819

3664 09/09 0101 03CHECK 46.90

STATE OF
COUNTY OF

Personally appeared before me, ~~Joyce Quattrini~~ Phillip Purcell, a Notary Public in and for said County and State, James Bryan Lewis Adminstrator Of The Estate Of Jasper L. Timmons, Deceased

the within named bargainor, with whom I am personally acquainted, and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee this ~~27~~ 3rd day of ~~August~~ September 1993.

Phillip A Purcell Notary Public

Commission expires 3-25-95

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____self to be _____ of the _____ the within named bargainor, a corporation, and that ___he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____day of _____, 19___.

_____Notary Public

Commission expires_____

QUIT CLAIM DEED

James Bryan Lewis, Administrator
For The Estate Of Jasper L. Timmons

ANDX
To

Cliff Ayers Ostermeyer
and
Barbara Ellen ~~Schriver~~ "Lee"
Schriver

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

93 SEP -9 PM 3:48
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
61345

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Exhibit (A)

CONTRACT OF SALE

This CONTRACT OF SALE is hereby made and entered into by and between James Bryan Lewis, Administrator for the Estate of Jasper L. Timmons (herein called "Seller") and Cliff Ayers Ostermeyer and Barbara Ellen Schriver "Lee" (hereinafter called "Purchaser").

WITNESSETH:

For and in consideration of the sum of Three Thousand Five Hundred Dollars ($3,500.00), as earnest money paid, and in part payment of the purchase price and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller hereby agrees to sell to Purchaser, or such other person or entity as Purchaser may direct, and Purchaser hereby agrees to purchase from Seller, a certain house and lot located in Davidson County, Tennessee, together with the improvements thereon and all easements, covenants, license, and other rights appurtenant to said lot, said lot being generally described as follows:

> Land in the 2nd Civil District, formerly the 5th District, of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, November 14, 1957, as follows:
>
> Beginning in the center of Steel Road at the northwest corner of the property conveyed to J.A. Davey and wife, by deed of record in Book 1558, page 619, Register's Office for said County; thence with Davy's northerly line, South 81 deg. 30 min. East 470.2 feet to an iron pin in the westerly line of the land of W.P. Neal; thence with Neal's westerly line, North 3 deg. 30 min. East 100 feet, thence westwardly and parallel with Davy's northerly line 470 feet, more or less, to the center of Steel Road; thence with the center of same, South 5 deg. 15 min. West 100 feet to the beginning.
>
> Being the same property conveyed to Jasper L. Timmons, an unmarried man, by deed from Wallace Scott and wife, Ruby Kennedy Scott, of record in Book 3255, page 211, Register's Office for Davidson County, Tennessee; the said Jasper L. Timmons having since died intestate, vesting title in his heirs-at-law.

A complete legal description of said real property satisfactory to Purchaser, and counsel for the Purchaser, shall follow at the closing. All property and interest of the Seller to be conveyed hereunder, including the house and other improvements, are herein sometimes collectively called the "Property".

THIS SALE SHALL BE MADE UPON THE FOLLOWING TERMS AND CONDITIONS:

1. **PURCHASE PRICE**. The purchase price of the Property shall be the sum of exactly Seven Thousand Dollars ($7,000.00), which sum shall be payable as follows:

a. The sum of Three Thousand Five Hundred Dollars ($3,500.00) has been deposited with the Seller, as earnest money.

b. The balance of Three Thousand Five Hundred Dollars ($3,500.00) shall be payable at the closing upon signing of the Deed. The Seller will deliver the original copy of the Deed to the Purchaser upon the Purchaser's check clearing the bank or if the funds are certified or cash, Purchaser shall delivered the Deed the day of closing.

2. **CONVEYANCE OF PROPERTY**. Seller shall convey a Quitclaim Deed to Purchaser for the Estate's interest in the Property. Seller is making no representations as to marketability or state of title. Purchaser recognizes that waivers, conveyances, or other documents from the "heirs-at-law" of the Estate of Jasper L. Timmons may be necessary to assure purchaser of clear title. The Seller is making no representations or warranties as to the state of title for said Property, any liens against said Property, or any other cloud on title for said Property.

Seller understands and acknowledges that said Property has delinquent taxes for 1990, 1991, 1992, and 1993. The 1990 and 1991 taxes are due and owing in the amount of Four Hundred Seventy Six and 24/100 Dollars ($476.24) with penalty and interest added through February of 1993. The 1992 taxes are due and owing in the amount of One Sixty Three and 54/100 Dollars ($163.54) with any applicable penalty and interest. Additionally, Purchaser acknowledges that the 1993 property taxes are due and payable.

Purchaser also understands that Seller is making no representation as to any improvements, repairs, alterations, or as to any contractor, subcontractor, and materialmen lien.

Purchaser also acknowledges that a Metro Codes Letter of Condemnation has been filed of record in Book 8376, Page 4675, Book 8506, Page 107, and Book 8714, Page 708, at the Register's Office for Davidson County, Tennessee.

3. **CLOSING OF SALE**. Closing of the sale shall occur on August 27, 1993.

4. **PRORATIONS**. Purchaser acknowledges that Purchaser is responsible for all real estate taxes due and owing for said Property.

5. **POSSESSION**. Possession shall pass with delivery of Deed.

6. **WARRANTIES**. Purchaser acknowledges that Seller is selling and representing said Property and title in "as is" condition and makes no warranties or representations whatsoever concerning title or condition of the Property including any environmental hazard concerns.

7. **ENTIRE UNDERSTANDING OF AGREEMENT**. Both the Purchaser and Seller acknowledge and understand that the above-referenced Agreement is the entire and complete understanding of the parties. Seller and Purchaser both agree that there are no oral or collateral agreements and this document represents the full and complete understanding of the parties.

IN WITNESS WHEREOF, the parties have executed this Contract to be effective as of the last date written below.

Barbara Schenck Joan Bunn Lewis Administrator ad Lite
9-3-93 Lee

SELLER

DATE: 9/3/93

Kathryn Kennedy

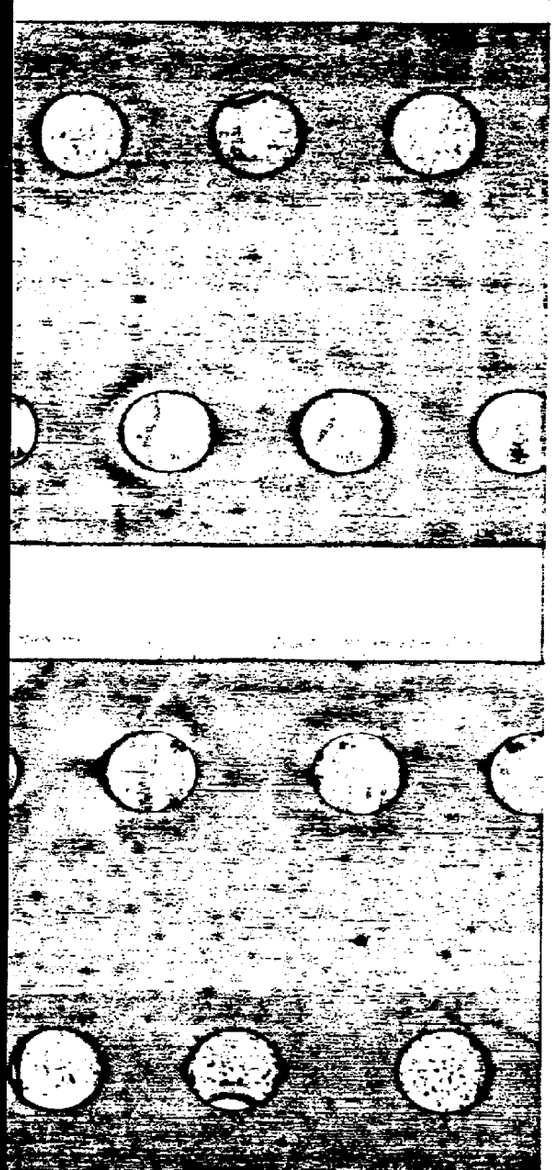
PURCHASER

DATE: 9-3-93

WITNESS

Dana Barton

WITNESS



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9075 PAGE 823

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	7000.00
			CON TX	25.90
			PRFEE	1.00
			WDEED	20.00
			TOTAL	46.90
			CHECK	46.90
09/09/93	01	15:47	0001	3664

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61345
IDENTIF. & REFERENCE

93 SEP -9 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 696110