FROM: James S. Osborne
and wife, Marsha M. Osborne

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2432 12/09 0101 03CHECK 12.00

TO: Claiborne Risner and
wife, Judy Ann Risner

QUITCLAIM DEED

Name and Address of A Property Owner	Name and Address of the Mortgagee	Map-Parcel No.
Claiborne Risner, et ux 116 43rd Avenue North Nashville, TN 37209	-same-	Map 103-8 Parcel 125 FB 25W 07180

THIS INSTRUMENT WAS PREPARED BY:

Ronald L. Stone
FINCH & McBROOM
211 Printer's Alley, Suite 502
Nashville, Tennessee 37201
615) 256-5335

95305
IDENTIF. & REFERENCE

93 DEC -9 PM 3:47
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $[illegible].

AFFIANT

Sworn to and subscribed before me this 3 day of December, 1993.

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JAN. 25, 1997

FOR AND IN CONSIDERATION OF One Dollar and NO/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and, other valuable consideration, We, James S. Osborne and wife, Marsha M. Osborne, do hereby quitclaim and convey to Claiborne Risner and wife, Judy Ann Risner, their heirs and assigns, all of our right, title and interest in the following described property:

Being land in Davidson County, Tennessee and being a portion of Lots 21 and 22 on the map of C. H. Tritschler's Subdivision of lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan, of record in Book 843, page 51, Register's Office for said county; and,

Being a portion of said Lots 21 and 22, conveyed to James S. Osborne and wife, Marsha M. Osborne, by Installment Deed from Burton Duncan and wife, Sara Head Duncan, of record in Book 4731, page 473, Register's Office for said county; and,

Being more specifically described as follows: Beginning at the point which marks the northwest corner of Lot 21; thence in a easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between lot 21 and 22 a distance of 1.97 feet; thence in a westerly direction to a point on the westerly boundary of Lot 21 the same being 0.2 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning; and,

Beginning at the point which marks the northwest corner of Lot 22; thence in an easterly direction with the back property line to the point which marks the northeast corner of said lot; thence in a southerly direction with the boundary line between Lot 22 and 23 a distance of 4.13 feet; thence in a westerly direction to a point on the westerly boundary of Lot 22 the same being 1.97 feet from the point of beginning; thence in a northerly direction with said westerly boundary to the point of beginning.

This conveyance is made in partial consideration of the settlement of a potential property line dispute as to the herein described property arising out of the adverse possession of same by Claiborne Risner and wife, Judy Ann Risner.

The above described property is illustrated on the survey of Gaylon W. Northcutt, dated October 8, 1993, the same being of record in Plat Book 843, page 51, a copy of which is attached hereto as Exhibit No. I.

This is improved property being a portion of the property known as 4308 Westlawn Drive, Nashville, Tennessee 37209.

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

Witness our hands this 3 day of December, 1993.

JAMES S. OSBORNE

MARSHA M. OSBORNE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named James S. Osborne and wife, Marsha M. Osborne, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of December, 1993.

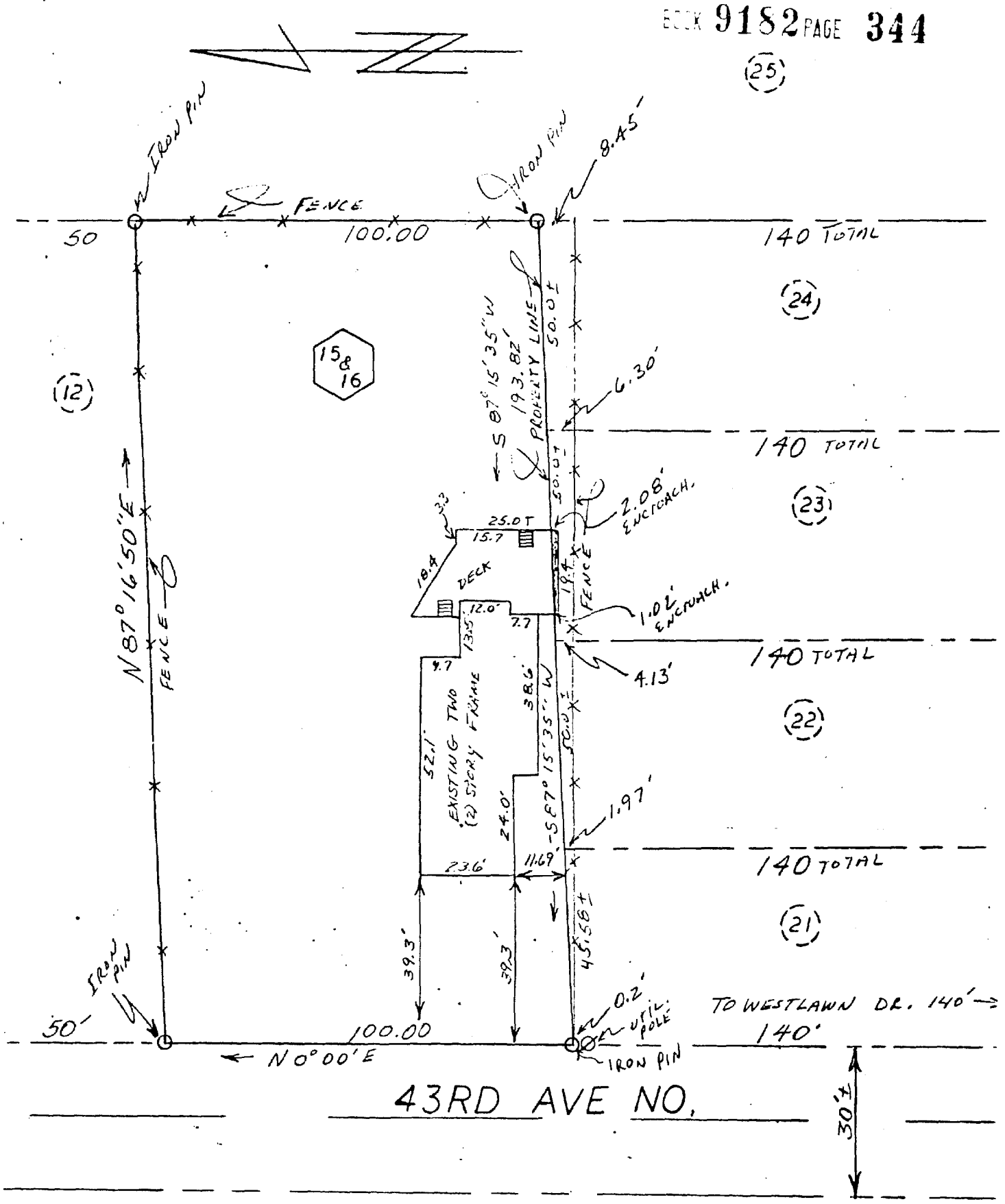
NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires JAN. 25, 1997

1:112993.5

EXHIBIT I

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

PROPERTY SURVEY

OWNER: CLAIBORNE RISNER, ET UX

PROPERTY: LOTS # 15 & 16 in TRITCHLER'S S/D.

RECORDED: PLAT BK. 843, PG. 51

PROPERTY LOCATED: CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE.

SCALE: 1" = 30"

DATE: 10-8-93

GALYON W. NORTHCUTT
2607 Forest View Drive
Antioch, Tn. 37013
Phone: 361-6712

Galyon W. Northcutt
SURVEYOR

GALYON W. NORTHCUTT REGISTERED LAND SURVEYOR TENNESSEE NO. 1828

FEDERAL FLOOD NOTE
This lot is not in an area designated as a special flood area on:
Community Map N/A Panel N/A