BOOK 9755 PG 708

# QUITCLAIM DEED

| Address New Owners: | Send Tax Bills to: | Tax Map & Parcel No.: |
|---|---|---|
| O.B.G., Inc.<br>201 Eddings Lane<br>Nashville, TN 37214 | Same | Map 95-8<br>Parcel 95 |

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Timothy E. Osborne, John E. Osborne, and Kenneth C. Osborne (hereinafter collectively referred to as the "Grantors"), by these presents do hereby quitclaim and convey unto O.B.G., Inc., a Tennessee corporation (hereinafter the"Grantee"), its successors and assigns, all of the Grantors' right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee and more particularly described as follows:

Being Lot No. 167 on the Map of Eva-Mor Heights, Section Two, of record in Book 1835, page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 167 fronts 55 feet on the east side of Graylynn Drive and runs back between lines, 293.73 feet on the north line and 308.6 feet on the south line, to a dead line, measuring 93 feet thereon.

Being the same property conveyed to the Grantors herein by deed from Peter J. Osborne, et al. (being the surviving issue and heirs at law of Roberta B. Osborne, Deceased), by Quitclaim Deed of record in Book 9755, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as 235 Graylynn Drive, Nashville, Tennessee 37214.

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

IN WITNESS WHEREOF, each of the Grantors named herein has signed this instrument on the date shown in the attached acknowledgement for such Grantor.

Timothy E. Osborne

John E. Osborne

Kenneth C. Osborne

0087168
IDENTIF. & REFERENCE

95 AUG -8 AM 8:51
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Timothy E. Osborne, 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 seal, at office, in Nashville, Tennessee this 7th day of July, 1995.

Mary Elizabeth Hinds
Notary Public
My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named John E. Osborne, 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 seal, at office, in Nashville, Tennessee this 7th day of July, 1995.

Mary Elizabeth Hinds
Notary Public
My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of the state and county aforesaid, the within named Kenneth C. Osborne, 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 seal, at office, in Nashville, Tennessee this 7th day of July, 1995.

Mary Elizabeth Hinds
Notary Public
My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 45,000.00

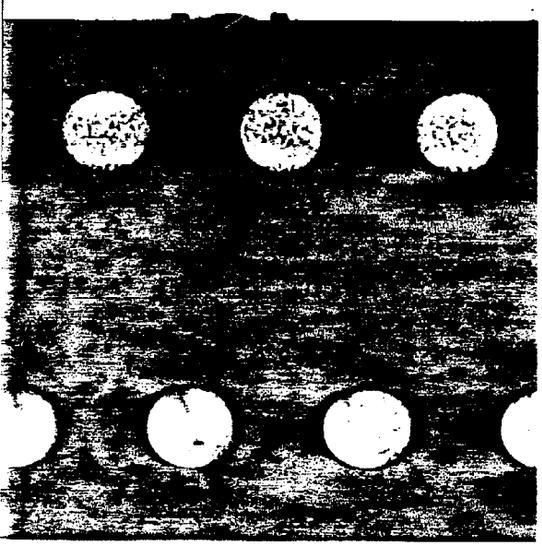
Affiant

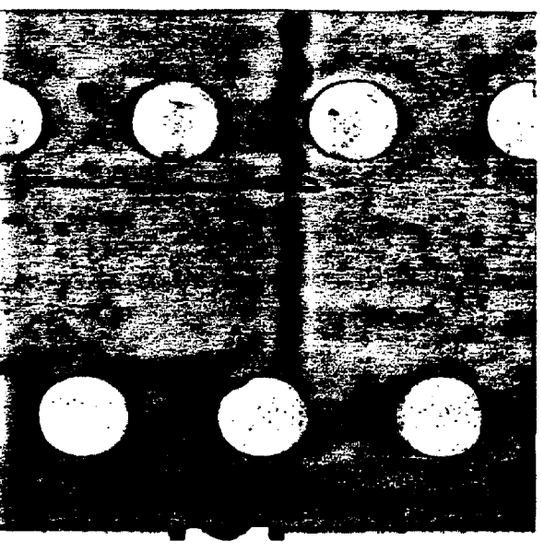
Sworn to and subscribed before me this 7th day of July, 1995.

Mary Elizabeth Hinds
Notary Public
My Commission Expires: 9-16-95

This instrument was prepared, on the basis of information provided by the Grantors and without the benefit of title information or survey, by Darrell L. West, Attorney at Law, 144 Second Ave, N., Suite 300, Nashville, Tennessee 37201

93-0801-101 CHECK 175.50





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

RECEIVED OF _____

FOR _____

BOOK 9755 PG 710

| | | |
|---|---|---|
| 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 | 45000.00 |
| | | | CON TX | 166.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 175.50 |
| | | | CHECK | 175.50 |
| 08/08/95 | 01 | | 08:51 0001 | 9934 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0087168
IDENTIF. ↑ REFERENCE

95 AUG -8 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**938950