THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
303 Frances Street, P.O. Box 904
Goodlettsville, Tennessee 37070-0904

QUITCLAIM DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PAR.
Norman F. O'Saile 122 East Avenue Goodlettsville, TN 37072	Same	Map 026-010 Parcel 54 Field Book GO 07918

THIS QUITCLAIM DEED, made and entered into on the day and date last written below, by and between AUDREY D. O'SAILE, hereinafter referred to as the "GRANTOR", and NORMAN F. O'SAILE, a/k/a NORMAN F. O'SAILE, JR., hereinafter referred to as the "GRANTEE";

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the GRANTOR, AUDREY D. O'SAILE, has this day bargained, sold and quitclaimed unto the GRANTEE, NORMAN F. O'SAILE, a/k/a NORMAN F. O'SAILE, JR., his heirs or assigns, all of the GRANTOR'S right, title and interest, marital or otherwise, in certain real property in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 28 and one half of Lot No. 29 on Block "G" in second Addition of Roscoe Place Subdivision in said County, as per record in Book 843, page 73, Register's Office for Davidson County, Tennessee.
>
> SITUATED on the northerly side of East Avenue, said lot fronts 75 feet on said street and runs back to property of B.O. Joyner.
>
> BEING the same property conveyed to Norman F. O'Saile and wife, Audrey D. O'Saile by deed of record in Book 5263, page 961, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is: 122 East Avenue, Goodlettsville, TN 37072.
>
> The description of the property, as hereinabove set forth, is the same as that contained in the previous deed of record.

The GRANTEE, NORMAN F. O'SAILE, a/k/a NORMAN F. O'SAILE, JR., agrees that he will assume the balance of the first mortgage indebtedness owing to Trans-Financial Mortgage Company with a present approximate balance of $13,000.00 and a second mortgage in favor of New South Federal Savings Bank with a present approximate balance of $31,000.00, that he will pay all payments due to be paid on each of the said mortgages in a timely manner and that he will indemnify and hold harmless the GRANTOR, AUDREY D. O'SAILE, from any cost, expense or judgment relating to any claim, demand or suit with regard to each of the said mortgages, including the GRANTOR'S reasonable attorney's fees, court costs and other litigation expenses.

It is the intent of the parties hereto that all right, title or interest which the GRANTOR, AUDREY D. O'SAILE, may have in the real property above described, past, present or future, be divested out of the GRANTOR, AUDREY D. O'SAILE, and vested in the GRANTEE, NORMAN F. O'SAILE, a/k/a NORMAN F.

O'SAILE, JR., in fee simple, subject to the mortgages hereinabove described, which right shall include homestead, marital rights and all other rights of every kind and description. Further, in the event the signature of AUDREY D. O'SAILE is required for any subsequent conveyance or mortgage of the said property, the said AUDREY D. O'SAILE hereby appoints NORMAN F. O'SAILE, a/k/a NORMAN F. O'SAILE, JR., as her attorney-in-fact, for her and in her place and stead to execute and deliver all deeds, deeds of trust, mortgages, closing statements, affidavits and other documents of every kind and description in connection with such transfer, conveyance or mortgage.

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

This deed is made pursuant to the provisions of T.C.A. § 66-1-110 for the purposes of dissolving the tenancy by the entirety existing prior to date hereof and vesting ownership and title to the real property described in the GRANTEE, NORMAN F. O'SAILE, a/k/a NORMAN F O'SAILE, JR.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on the day and date acknowledged below.

"GRANTOR"

Audrey D. O'Saile
AUDREY D. O'SAILE

"GRANTEE"

Norman F O'Saile
NORMAN F. O'SAILE, a/k/a
NORMAN F. O'SAILE, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NORMAN F. O'SAILE, a/k/a NORMAN F. O'SAILE, JR., 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 on this the 3rd day of August, 1995.

Diana C. Frey
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 7/26/97

STATE OF FLORIDA }
COUNTY OF PASCO}

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared AUDREY D. O'SAILE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Audrey D. O'Saile presented Florida Driver's License #0240-004-52-902-0 as identification.

WITNESS my hand and official seal on this the 11th day of August, 1995.

Susan Hatcher
NOTARY PUBLIC
Susan Hatcher, Notary

My commission expires: _____

SUSAN HATCHER
MY COMMISSION # CC 433468
EXPIRES: January 16, 1999
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}

BOOK 9762 PG 524

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me on this the 3rd day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 7/24/97

00089608

IDENTIF. ↑ REFERENCE

95 AUG 15 AM 8:37

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2591 08/15 0101 03CHECK 12.00