This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Frank B. Osborne
3136 Goodwin Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To *To Mortgagee*

MORTGAGEE:
Countrywide Funding Corporation
P. O. Box 7178
Pasadena, CA 91109-7178

MAP AND PARCEL:
MAP 136-9
PARCEL 15
2D-42176

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Frank B. Osborne, and dissolve the fee simple estate in Frank B. Osborne and Shelia J. Osborne,

I, Shelia J. Osborne, married, hereby Quitclaim all of my interest to Harold Reeves, Trustee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 54, on the Plan of Edge-O-Lake Estates, of record in Plat Book 5200, Page 183, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Frank B. Osborne and wife, Shelia J. Osborne, by deed from Gerald A. Murphy and wife, M. Doris Murphy of record in Book 9094, Page 128, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3136 Goodwin Drive, Nashville, TN 37217
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Countrywide Funding Corporation of record in Book 9658, Page 153, and as assigned in Book 9658, Page 162, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

And now I, the said Harold Reeves, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby Quitclaim and convey all of my interest to the said Frank B. Osborne, his heirs and assigns, the same property hereinabove set forth, to which reference is here made and that the same is conveyed subject to the limitations and restrictions as may effect the premises, as above set forth. 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 our hands this the 11th day of January, 1996.

Shelia J. Osborne

Harold Reeves, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shelia J. Osborne, 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 Quitclaim Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 11th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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, at office, this the 11th day of January, 1996.

My commission expires: 3/22/97
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

AFFIANT

Subscribed and sworn to before me
this 11th day of January, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97

011263 I
IDENTIFICATION REFERENCE

96 JAN 22 AM 8:55
CLERK & MASTER
DAVIDSON COUNTY, TN

1996 01 22 1101 03 CHECK
3.00