BK 10017 PG 717

QUITCLAIM DEED

This document prepared by Jon L. Setzer, Attorney-At-Law, Suite 505, Cavalier Bldg., 95 White Bridge Road, Nashville, Tennessee 37205

FROM: William Dennis Osborne, Jr. and wife, Janice Osborne, Individually

TO: William D. Osborne and wife, Janice M. Osborne, Trustees U/A/D APR 0 3 1996 of the Osborne Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto.

MAP/PARCEL NUMBERS: 84-14/166

Name and Address of
Property Owner: William and Janice Osborne, 237 Bermuda Drive, Nashville, TN

Send Tax Bills To: (SAME)

96 APR 16 PM 3:54
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0172073

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration for this transfer is: No Monetary Consideration

Janice Osborne
Affiant

Subscribed and sworn to before me, this date: APR 0 3 1996

Jon R Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

We hereby QUITCLAIM to William D. Osborne and wife, Janice M. Osborne, Trustees U/A/D APR 0 3 1996 and any amendments thereto, all our interest in the following property:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Two, Donelson Meadows, of record in Book 2133, Pages 100 and 101, Register's Office for said County.

Said Lot No. 36 fronts 147.2 feet on the North side of Bermuda Drive and runs back between lines, 211.7 feet on the East line and 223.8 feet on the West line to a dead line in the rear on which it measures 38.2 feet.

Being the same property conveyed to William Dennis Osborne, Jr. and wife, Janice Osborne, from James D. Farmer and wife, Frances R. Farmer, by deed of record in Book 4476, Page 905, Register's Office for Davidson County, Tennessee.

BOOK 10017 PG 718

THIS CONVEYANCE IS MADE SUBJECT TO A CERTAIN DEED OF TRUST OF RECORD IN BOOK 8028, PAGE 348, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Note #1: The Grantor(s) and the Grantee(s) are one and the same person(s).

Note #2: It is the intention of the Grantor(s) by this deed to transfer ownership of the herein described property to the Grantee(s) in order to place said property into a Revocable Inter-vivos ("Living") Trust. The property retains the same character.

Note #3: William D. Osborne and William Dennis Osborne, Jr. are one and the same person.

Note #4: Janice M. Osborne and Janice Osborne are one and the same person.

This unimproved/improved property is known as: 237 Bermuda Drive, Nashville, TN

Witness our hand(s) on APR 0 3 1996

William Dennis Osborne Jr.
GRANTOR: WILLIAM DENNIS OSBORNE, JR.

Janice Osborne
GRANTOR: JANICE OSBORNE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOAN L. SETZER, a Notary Public in and for said County and State, the within named William Dennis Osborne, Jr. and wife, Janice Osborne, the Bargainor(s) 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, on APR 0 3 1996

Joan L. Setzer
Notary Public

My Commission Expires: Nov. 28, 1998

PREPARED BY:

JOE ~~BOWER~~ BAUER
NATIONS TRUST MORTGAGE CORP.

7101 Exec. Cnt. Dr., # 103
Brentwood, TN 37027

AND WHEN RECORDED MAIL TO

NAME NATIONS TRUST MORTGAGE CORP.
ADDRESS
CITY & STATE 7101 Exec. Cnt. Dr., # 103
Brentwood, TN 37027

Loan # 209872110

BOOK 10017 PG 719

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Real Estate Mortgage

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to STANDARD FEDERAL BANK, A FEDERAL SAVINGS BANK, 2600 W. Big Beaver Road, Troy, Michigan 48084 all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated March 19th, 1996, executed by

BEAUTY P. STEWART, UNMARRIED, Fee Simple

to NATIONS TRUST MORTGAGE CORP.
a corporation organized under the laws of The State of Tennessee and whose principal place of business is 7101 Exec. Cnt. Dr., # 103, Brentwood, TN 37027
and recorded in Liber 5998 page(s) 536 DAVIDSON County Records.

State of TENNESSEE described hereinafter as follows:

LAND SITUATED IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE DESCRIBED AS:
LOT NO. 18 ON THE PLAN OF SECTION TWO, GOLD KEY ESTATES, OF RECORD IN BOOK 3842, PAGE 265, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 18 FRONTS 182.61 FEET ON THE NORTHEASTERLY MARGIN OF DRAKES BRANCH ROAD AND EXTENDS BACK 339.49 FEET ON THE NORTHWESTERLY LINE AND 234.95 FEET ON THE SOUTHEASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 152.99 FEET THEREON. BEING ALL THE SAME PROPERTY CONVEYED TO DAVID STEWART, JR. AND WIFE, BEAUTY PATSY STEWART BY DEED FROM CUMBERLAND BUILDERS INC., OF RECORDED IN BOOK 4479, PAGE 898 SAID REGISTER'S OFFICE AND BY QUILTCLAIM DEED FROM DAVID STEWART, JR. OF RECORD IN BOOK 5998, PAGE 536 REGISTER'S OFFICE FROM DAVIDSON COUNTY, TENNESSEE

Date of Execution: 3/25/96

ALSO KNOWN AS: 4772 DRAKES BRANCH ROAD, NASHVILLE, TENNESSEE 37218

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Real Estate Mortgage. NATIONS TRUST MORTGAGE CORP.

By: JOE ~~BOWER~~ BAUER, President

Its:

By:

Its:

Witness:

96 APR 16 PM 3:54
DAVIDSON COUNTY, TN.

0172074

IDENTIFICATION REFERENCE

STATE OF Tennessee
COUNTY OF Williamson

On March 25, 1996 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOE ~~BOWER~~ BAUER known to me to be the President and , known to me to be of the corporation herein which executed the within instrument, that the seal affixed to said instrument is the corporate seal of said corporation; that said instrument was signed and sealed on behalf of said corporation pursuant to its by-laws or a resolution of its Board of Directors and that he/she acknowledges said instrument to be the free act and deed of said corporation.

Notary Public Davidson County,
My Commission Expires 9-18-99

(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

JOHN M. JORDAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.