Prepared by:
**Monica D. Edwards, Esq**
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 11326 PAGE 948

**ADDRESS OF NEW OWNER:**
Ira Lee Osborne, et al.
2621 Old Matthews Road
Nashville, TN 37207

**SEND TAX BILLS TO:**
Atlantic Mortgage &
Investment Corp.
4348 Southpoint Blvd.
Suite 101
Jacksonville, FL 32216

**MAP:** 60-13
Parcel 125

# QUITCLAIM DEED

**FOR LOVE AND AFFECTION** and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **IRA LEE OSBORNE**, a widow, GRANTOR, do hereby quitclaim and convey unto my children, **MARILYN LOUISE OSBORNE**, **DeeJUTTIA OSBORNE**, **IDA OSBORNE**, **ROBERT OSBORNE**, **III** and **RUSSELL VANCE OSBORNE**, their heirs and assigns, all remainder rights, title and interest in my property, while retaining a life estate, being described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 112 on the Plan of Trinity Hills Village, Section III, First Addition, as of record in Book 4460, Page 14, Register's Office for Davidson County, Tennessee, and as revised in Book 4460, Page 32, said Register's Office, to which plat reference is here made for a more particular description.
>
> **BEING** the same property conveyed to Robert Osborne, Jr. and wife, Ira Lee Osborne, by deed from Jones Homes, Inc., a Tennessee Corporation, of record in Book 4697, Page 734, Register's Office for Davidson County, Tennessee. THE said Robert Osborne, Jr. having since died.

**This is improved property known as 2621 Old Matthews Road, Nashville, Tennessee 37207.**

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

**IN WITNESS WHEREOF**, I have hereunto set my hand, on this 3rd day of February, 1999.

Ira Lee Osborne

**IRA LEE OSBORNE**

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**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

On this the 3rd day of February, 1999, before me personally appeared **IRA LEE OSBORNE**, bargainor, 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.

Monica D. Edwards
**NOTARY PUBLIC**

My Commission Expires: 09/29/01

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

I, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Ida L. Osborne
**AFFIANT**

**SUBSCRIBED** and **SWORN** to before me on this the 3rd day of February, 1999.

Monica D. Edwards
**NOTARY PUBLIC**

My Commission Expires: 09/29/01

0545105
IDENTIF. & REFERENCE

99FEB -4 AM 10:08

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

10.00 0010 02/04/99 10:08 AM CHECK