6

Instr:200006260063196 Page: 1 OF 4
REC'D FOR REC 06/26/2000 11:37:26AM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $0.00

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS
James O. Oatsvall, Sr 6010 Benders Ferry Rd Mt. Juliet, Tn 37122	SAME	Map 53 53 Group 12 16 Parcel 209 0048

This instrument prepared by: Waynick & Cate
P.O. Box 148058, Nashville, TN 37214

Q U I T C L A I M D E E D

For and in consideration of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create fee simple absolute ownership in Property Located in Deed Book 9718, Page 483, as tenants by the entirety, I,**Jean Y. Oatsvall,** by these presents do hereby quit claim, grant and convey unto **David J. Waynick,**Wilson County, Tennessee, Trustee, his successors and assigns, all of our right, title and interest in the following described tract of land in Davidson County, Tennessee, to wit:

TRACT NO. 1:

Land in Davidson County, being part of Lot 20, Section 2, on the map of Life and Casualty Company Subdivision of Old Hickory, Tennessee, of record in Book 843, page 56, Register's Office, and being described according to a survey by John B. Rainey, Surveyor #823, dated March 23, 1979, and known as Job No. 79-035, as follows:

BEGINNING at a point on the easterly right-of-way of State Route 45, also known as Old Hickory Boulevard, said point of beginning being the southwestern most corner of this property and the southern most corner of the George R. Lane, et. ux. property, of record in Deed Book 5254, Page 749, Register's Office; thence leaving the margin of said Route 45, and with Lane's southerly line, North 41 degrees 53 minutes 03 seconds 124.87 feet to an iron pin by others; thence continuing with Lane's line North 43 degrees 25 minutes 56 seconds East 20.06 feet to a point; thence leaving Lane's line, south 46 degrees 25 minutes 56 seconds West 86.95 feet to a point on the northerly right-of-way of Iris Avenue (said Avenue has a right-of-way of 50 feet), this point is 19 feet northwesterly from the centerline of the pavement; thence with the northerly margin of said Iris Avenue South 46 degrees 22 minutes 19 seconds West 122.65 to a point at the beginning of a curve; thence with said curve to the right, having a radius of 27.5 feet, a distance along the curve of 43.44 feet to a point on the easterly margin of the aforesaid State Route 45; thence with the margin of said State Route 45, North 42 degrees 37 minutes 08 seconds West 48.16 feet to the point of beginning.

Being the same property conveyed to James O. Oatsvall Sr. and wife Jean Y. Oatsvall by deed from Billy K. Crusenberry and wife, Teresa R. Crusenberry of record in Instr: 200006260063194, Register's Office for Davidson County, Tennessee.

This is improved property located at 100 Iris Avenue, Old Hickory, Tennessee 37138.

TRACT NO. 2:

Land in Davidson County, Tennessee, being part of Lot No. 20, Section II, on the map of Life and Casualty Insurance Company Subdivision at Old Hickory, Tennessee, of record in Book 843, Page 56, Register's Office and described according to a copy of a survey thereof made by George W. Watkins, Surveyor, on January 9, 1958, as follows:

BEGINNING at a stake in the northwesterly margin of Iris Avenue, 157 feet from the corner of said Avenue and Old Hickory Boulevard, and being a corner of a part of Lot No. 20, conveyed to Velma P. Jackson, by deed from Ben D. Patterson, of record in Book 2735, Page 240, said Register's Office; thence along the margin of Iris Avenue, North 41 degrees 31 minutes East 108 feet to a corner of the property conveyed to Velma Patterson by deed from Dow Wallace, of record in Book 2136, Page 314; thence along Patterson's southwesterly line, northwesterly 92.6 feet to an iron pin; thence South 39 degrees 15 minutes East 111`.7 feet to a stake, another corner of the property conveyed to Velma P. Jackson, above mentioned; thence along her northeasterly line, South 50 degrees 50 minutes East 87 feet tot he point of BEGINNING.

Being the same property conveyed to James O. Oatsvall Sr. and wife Jean Y. Oatsvall by deed from Billy K. Crusenberry and wife, Teresa R. Crusenberry of record in Instr: 20000626000163194, said Register's Office for Davidson County, Tennessee.

This is improved property located at 102 Iris Avenue, Old Hickory, Tennessee, 37138.

TRACT No. 3

Land in Davidson County, Tennessee, being part of Lot 20, Section 2, of the Life and Casualty Insurance Company property at Old Hickory, Tennessee, as shown on Map Book 843, Page 56, Register's Office, and further being part of the property as was conveyed to Effie Wallace, et. vir., by two deeds, one from Mrs. Marie B. Stillwell, of record in Book 919, Page 274; and the other from R.L. Denney, et. ux., of record in Book 1191, page 300, said Register's Office; and more particularly described as follows:

BEGINNING at a point in the common line of lots 20 and 21, Section 2, on above stated map, which point is northerly from the north line of Old Hickory Boulevard 265 feet; and from thence running northeasterly and along the southwesterly line of land now or formerly owned by Velma Patterson, as set out on deed of record in Book 2136, Page 314, said Register's Office; a distance of 37.3 feet to the northwesterly corner of land of the Grantee herein, thence southwesterly and along the line of property of the Grantee herein, a distance of 66 feet to a point; thence southwesterly and parallel to the first course herein, a distance of 45 feet, more or less, to a point in the common line of Lots 20 and 21, Section 2, on above stated map; thence northeasterly and along the common line of lots 20 and 21, Section 2 above, a distance of 65 feet, more or less, to the point of BEGINNING.

Being the same property conveyed to James O. Oatsvall Sr. and wife Jean Y. Oatsvall by Deed from Billy K. Crusenberry and wife, Teresa R. Crusenberry of record in Instr: 20000626000163194, Register's Office for Davidson

County, Tennessee.

This is improved property located at the rear of 102 Iris Avenue, Old Hickory, Tennessee, 37138.

This property is commonly known as 100, 102, and 104 Iris Avenue, Old Hickory, Tennessee.

Taxes for the current year have been settled between the parties.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Prior conveyance to the State of Tennessee for the purpose of constructing a drainage facility on the property, said instrument being of record in Deed Book 5300, Page 628, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.
2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee; in the Register's Office for Davidson County, Tennessee.
3. Easements of record in Book 843, Page 56, and Book 924, Page 121, said Register's Office.
4. Restrictions of record in Book 4530, Page 348 Register's Office for Davidson County, Tennessee.
5. Declarations and Restrictions for Record in Book 4679, Page 640 and amended in to Book 5864, Page 328 Register's Office for Davidson County, Tennessee.

Jean Y. Oatsvall

JEAN Y. OATSVALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named **Jean Y. Oatsvall,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of June, 2000.

Christie J. Lannom
Notary

Commission Expires July 3, 2001

NOTARY PUBLIC
WILSON CO. TENN.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $ 0.00]
[ ]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[23rd day of June, 2000]
]
[ ]
[Notary Public]
[My commission expires: July 3, 2001]

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON CO. TENN.

And now, I, the said David J. Waynick, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quit claim and convey unto **James O. Oatsvall Sr.** tenant by the entirety, all of my interest in the same property hereinabove described and set forth, to which reference is here made, and the interest in said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of June, 2000.

Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named David J. Waynick, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 23rd day of June, 2000.

Notary Public

Commission Expires July 3, 2001

CHRISTIE J. LANNOM NOTARY PUBLIC AT LARGE WILSON CO. TN