This instrument prepared by:
LAW OFFICE OF DAVID J. WAYNICK
211 Donelson Pike, Suite 2
Nashville, TN 37214
(615) 885-5707

Davidson County DEEDQC
Recvd: 05/24/04 13:30 3pgs
Fees:17.00 Taxes:0.00
20040524-0060638

ADDRESS OF NEW OWNER:
James O. Oatsvall, Sr.
6010 Benders Ferry Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
To New Owner

MAP & PARCEL:
53-16-0-51

THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED SOLELY BY THE PARTIES HERETO WITH NO TITLE SEARCH PERFORMED.

QUITCLAIM DEED

For and in consideration of love and affection (and no monetary consideration), I, **JAMES O. OATSVALL, SR. and JEAN OATSVALL,** by these presents do hereby quitclaim, grant and convey unto **JAMES O. OATSVALL, SR.**, his successors and assigns, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

> Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat The Carl Minchey Property, a Resub of parts of Lot No. 20 of the Life and Casualty Insurance Company's Subdivision of Dabbs & Elliott Property, as surveyed by Willis Land Surveying dated February 9, 1996, of record in Plat Book 8250, page 537 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to James O. Oatsvall, Sr. and Jean Oatsvall by Warranty Deed of record in Instrument No. 20011207-0135231, Register's Office of Davidson County, Tennessee.
>
> All matters as shown on plat of record in Book 8250, page 537 Register's Office of Davidson County, Tennessee.
>
> This improved property known as 2601 Old Hickory Boulevard, Old Hickory, Tennessee 37138. This property is also known as 3600 Old Hickory Boulevard, Old Hickory, Tennessee 37138.
> MAP & PARCEL: 53-16-0-51

GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE IN THE PROPERTY, OR AS TO THE OWNERSHIP OF THE MINERALS LOCATED ON, UNDER OR WITHIN THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, INCLUDING, WITHOUT LIMITATION, THE HABITABILITY, CONDITION OR FITNESS THEREOF FOR ANY PARTICULAR USE OR PURPOSE. GRANTEE AGREES THAT THE PROPERTY CONVEYED HEREBY, INCLUDING IMPROVEMENTS LOCATED THEREON, IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE IS" AND "WITH ALL FAULTS" CONDITION. THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN FORMER DEEDS AND OTHER INSTRUMENTS OF RECORD APPLICABLE TO SAID PROPERTY, INSOFAR AS SAME ARE PRESENTLY

BINDING THEREON, AND TO ANY EASEMENTS APPARENT FROM AN INSPECTION OF SAID PROPERTY.

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 29th day of April 2004.

Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires
June 26, 2005

IN WITNESS WHEREOF we have hereunto set our hands on this the 29th day of April 2004.

JAMES O. OATSVALL, SR., Grantor

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 James O. Oatsvall, Sr., the Grantor, 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.

Subscribed and sworn to before me this 29th day of April 2004.

Notary Public
My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.
My Commission Expires
June 26, 2005

JEAN OATSVALL, Grantor

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 Oatsvall, the Grantor, 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.

Subscribed and sworn to before me this 29th day of April 2004.

Notary Public

My Commission Expires:

CHRISTIE J. LANNOM
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

My Commission Expire
June 26, 2005