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 13:31 7pgs
Fees:37.00 Taxes:0.00
20040524-0060639

ADDRESS OF NEW OWNER:
Jean Y. Oatsvall
6010 Benders Ferry Road
Mt. Juliet, TN 37122

SEND TAX BILL TO:
To New Owner

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.,** by these presents do hereby quitclaim, grant and convey unto **JEAN Y. OATSVALL,** her successors and assigns, all of my right, title and interest in the following described tract of land in **DAVIDSON COUNTY, TENNESSEE**, to wit:

[See Attached EXHIBIT A]

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 28, 2005

EXHIBIT A

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Being Lots Nos. 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dobbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.

Said Lot Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and runs back between parallel lines 120 feet to an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.

INCLUDED in the above description but, EXCLUDING therefrom, is a portion of the above described premises having been conveyed to the State of Tennessee by deed of record in Book 5017, page 974 said Register's Office and described as follows:

Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliott's Subdivision No. 1 of record in Book 547, page 97, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26th Street; thence along the said southeast margin of 26th Street, North 44 degrees, 15 minutes East 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence South 45 degrees, 45 minutes East, 77 feet, more or less, to a point; thence South 44 degrees, 15 minutes West, 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin North 45 degrees, 45 minutes, 100 feet, more or less, to the point of beginning and containing 672 square feet.

Being the same property conveyed to James Oatsvall and wife, Jean Oatsvall by Quitclaim Deed by David J. Waynick, Trustee, dated June 7, 2001, Instrument No. 20010703-0070451, Register's Office for Davidson County, Tennessee.

This improved property known as 3600 Old Hickory Boulevard, Old Hickory, Tennessee 37138 map 53-16-051

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Being Lot No. 2 on the Final Plat of the Carl Minchey Property of record in Plat Book 8250, page 537, Register's Office for Davidson County, Tennessee, a Resubdivision of Part of Lot No. 20 of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott Property of record in Book 843, page 56, said Register's Office, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Firstar Bank, N.A. by Warranty Deed of record in Instrument No. 20020104-0001753, Register's Office for Davison County, Tennessee.

This improved property is known as 3602 Old Hickory Boulevard, Old Hickory, Tennessee 37138.
MAP & PARCEL: 53-16-124

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Land in Davidson County, being part of Lot 20, Section 2, on the Map of Life and Casualty Company's 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 Quitclaim Deed from David J. Waynick, Trustee, of record in Instrument No. 200006260063196, Register's Office for Davidson County, Tennessee.

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 amore 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 into Book 5864, page 328, Register's Office for Davidson County, Tennessee.

This improved property known as 100 Iris Avenue, Old Hickory, Tennessee 37138
MAP & PARCEL: 53-16-48

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Land in Davidson County, being part of Lot 20, Section 2, on the Map of Life and Casualty Company's Subdivision of Old Hickory, Tennessee, of record in Book 843, page 56, Register's Office and being described according to a survey thereof made by George W. Watkins, Surveyor, dated 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 to the point of Beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from David J. Waynick, Trustee, of record in Instrument No. 200006260063196, Register's Office for Davidson County, Tennessee.

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 amore 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 into Book 5864, page 328, Register's Office for Davidson County, Tennessee.

This improved property known as 102 Iris Avenue, Old Hickory, Tennessee 37138
MAP & PARCEL: 53-12-209

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20, Section 2, of the Life and Casualty Insurance Company's 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. Denny, 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 Nos. 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 Nos. 20 and 21, Section 2, on above stated Map; thence northeasterly and along the common line of Lots Nos. 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 Quitclaim Deed from David J. Waynick, Trustee, of record in Instrument No. 200006260063196, Register's Office for Davidson County, Tennessee.

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 amore 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 into Book 5864, page 328, Register's Office for Davidson County, Tennessee.

This improved property located at the rear of 102 Iris Avenue, Old Hickory, Tennessee 37138
MAP & PARCEL: 53-12-209

A certain tract of land located in DAVIDSON COUNTY, TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20 on the Plan of Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's property known as Dupontonia, of record in Book 843, page 56, Register's Office of Davidson County, Tennessee.

Beginning at the southwest corner of the property conveyed to Thomas W. Walker and wife, by deed from Harry J. Keller and wife, of record in Book 1540, page 593, said Register's Office; thence with Walker's southwesterly line southeasterly 221 feet; thence southwestwardly 92 ½ feet to a point 200 feet, northeast of the northeasterly margin of Old Hickory Boulevard; thence northwesterly and parallel with same, 221 feet to the southeast corner of the property conveyed to Ruort Lae Denny by deed from Laura B. Cassety and husband of record in Book 1110, page 234, said Register's Office; thence with Denny's southeasterly line northeastwardly 92 ½ feet to the beginning, including but excluding therefrom a 50 foot right-of-way used for roadway purposes. Together with an easement for a 50 foot roadway extending from the southerly line of premises to the northerly margin of Old Hickory Boulevard and rights with reference thereto, as set out in a deed of record in Book 946, page 128, said Register's Office.

Being the same property conveyed to James O. Oatsvall and wife, Jean Y. Oatsvall by deed from Eli M. Gammons, Jr., unmarried, dated June 5, 2003, of record in instrument number 20030610-0080223, Register's Office of Davison County, Tennessee.

Taxes for the current year have been settled between the parties. This conveyance is made subject to all planning, zoning, and health department rules and regulations which may affect the premises. THIS CONVEYANCE IS ALSO MADE SUBJECT TO THE FOLLOWING:

1. Subject to real property taxes for 2003, a lien not yet due and payable. Map and Parcel 053-16-0-50.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by statute. Any applicable 2003 ad valorem real property taxes assessed by the taxing authority.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 946, page 128, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 843, page 56, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

This improved property known as 103 Iris Avenue, Old Hickory, Tennessee 37138
MAP & PARCEL: 053-16-0-50.00