(1)

This instrument prepared by:

Douglas S. Hale, Attorney
HALE and HALE, PLC
312 First Tennessee Bank Bldg.
Franklin, Tennessee 37064

Davidson County DEEDQC
Recvd: 06/17/04 09:01 3pgs
Fees:22.00 Taxes:0.00
20040617-0071587

| NEW OWNER: | SEND TAX BILLS TO: | MAP AND PARCEL |
|---|---|---|
| Ronald Osborne and wife,<br>Tonie L. Osborne<br>716 Magnolia Trail<br>Nashville, Tennessee 37221 | New Owner | 142-11-O-B-11 |

This conveyance is exempt from transfer tax pursuant to Section 67-4-409 (a) (4), Tennessee Code Annotated.

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration), and for the express purpose of making a re-conveyance to Ronald Osborne and wife, Tonie L. Osborne, We, Ronald Osborne and wife, Tonie Lamar a/k/a Tonie Osborne, by these presents do hereby quitclaim and convey unto Douglas S. Hale, Trustee, his successors and assigns, the following described tract or parcel of land:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

This is improved property known as 716 Magnolia Trail, Nashville, Tennessee 37221.

And now, I, the said Douglas S. Hale, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Ronald Osborne and wife, Tonie L. Osborne, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 7th day of June, 2004.

RONALD OSBORNE

Tonie Lamar Osborne
TONIE LAMAR OSBORNE

DOUGLAS S. HALE, TRUSTEE

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

**Personally appeared before me, the undersigned, a Notary Public, in and for the State and County, Ronald Osborne and wife, Tonie Lamar Osborne, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the forgoing instrument for the purposes therein contained.**

**Witness my hand this** 7th **day of June, 2004 in** Williamson **, Tennessee.**

Julia Malatak
**NOTARY PUBLIC**

**My commission expires:** 1-19-05

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**Personally appeared before me, the undersigned, a Notary Public, in and for the State and County, Douglas S. Hale, Trustee, the within named bargainor, with whom I am personally acquainted and who acknowledged that he, as Trustee, executed the forgoing instrument for the purposes therein contained.**

**Witness my hand this** 4th **day of June, 2004 in Franklin, Tennessee.**

Laurie M. Hale
**NOTARY PUBLIC**

Notary Public At Large 12-15-2004 Williamson County, TN

**My commission expires:** 12-15-04

EXHIBIT "A"

Land in Davidson County, TN, being Lot No. 11 on the Plan of Magnolia Place, of record in Plat Book 7900, page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald Osborne and wife, Tonie Lamar a/k/a Tonie Osborne by Warranty Deed dated June 17, 2002 from H. Kendle Yates and wife, Carmen M. Yates of record in Instrument No. 20020620-0074556, Register's Office for Davidson County, Tennessee.