THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23747-12-2004** **File Box 9B**	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 31st day of December, 2004. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires: _____.

QUITCLAIM DEED

Address New Owner: Kristyn Osborn 226 Lauderdale Road Nashville, TN 37205	**Send Tax Bills To:** Suntrust Mortgage, Inc. 201 4th Avenue North/7th fl. Nashville, TN 37219	**Tax Information:** Map No.103.12-0 Parcel No. 128.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Mary Ann McCready, Trustee, WITH FULL POWER, TO CONVEY OR MORTGAGE WITHOUT THE JOINDER OF ANY BENEFICIARY ("Grantor"), does hereby quitclaim, transfer and convey unto Kristyn Osborn, unmarried, ("Grantee"), her heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 226 Lauderdale Road, Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2004.

Mary Ann McCready, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ann McCready, Trustee, the 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.

Witness my hand, at office, this 31st day of December, 2004.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDQC
Recvd: 01/07/05 13:59 2 pgs
Fees:12.00 Taxes:0.00

20050107-0002937

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 Block C on the Plan of Cherokee Park Second Section, as of record in Plat Book 547, page 175 and 176,, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Ann McCready, Trustee, by deed dated 12/31/2004 from Robert R. Blagojevich, of record as Instrument No. _____, Register's Office for Davidson County, Tennessee.

* 20050107-0002936