This Instrument Prepared By:
**Thomas I. Bottorff**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**File Box 30**

ADDRESS NEW OWNER:
**Frank Oster**
**2066 Hunterwood Drive**
**Brentwood, Tennessee 37027**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:
Same

MAP **162-3**
GROUP
PARCEL **261.00**

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other valuable consideration, **Gardenview Properties, a Tennessee general partnership** hereinafter called the "GRANTOR", by these presents, does quitclaim and convey unto **Frank Oster**, hereinafter called the "GRANTEE", his heirs and assigns, all her right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Haywood Hills, Section III, of record in Plat Book 4460, page 164-165, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the property conveyed to Gardenview Properties, a Tennessee general partnership, by deed from R. K. Kelley, unmarried of record in Instrument no. 20040806-0095053, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and 2006 and subsequent years.

This is improved property known as 4157 Apache Trail, Antioch, Tennessee 37013.

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

Davidson County DEEDQC
Recvd: 01/31/06 16:12 3 pgs
Fees:17.00 Taxes:0.00
20060131-0012212

WITNESS my hand this the 25th day of January, 2006.

**Gardenview Properties, a Tennessee general partnership**

Frank Oster, Partner

Frank Oster, Partner

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Frank Oster, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a **Partner** of **Gardenview Properties, a Tennessee general partnership,** the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires: 2/9.08

WITNESS our hands this the 23rd day of January, 2006.

**Gardenview Properties, a Tennessee general partnership**

Ray Dowlen, Partner

Jeanine Dowlen, Partner

ROBERT M. LOFF NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ray Dowlen and Jeanine Dowlen**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Partners** of **Gardenview Properties, a Tennessee gerneral partnership,** the within named bargainor, and that they as such authorized officers, with the authority so to do, executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 23 day of January, 2006.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
ELAINE PAVLAKOVIC
MY COMMISSION # DD 136180
EXPIRES: September 11, 2006
1-800-3-NOTARY FL Notary Service & Bonding, Inc.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to me before this 25th day of January, 2006.

NOTARY PUBLIC

My Commission Expires:

JENNIFER CROWELL
NOTARY PUBLIC AT LARGE
LEWIS COUNTY, TN

JENNIFER CROWELL
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
May 23, 2006