Gateway

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This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BLVD.
MURFREESBORO, TN 37129

NAME AND ADDRESS OF NEW OWNERS:

Paul J. Osborne
5710 Cloverhill Drive, Brentwood, TN 37027

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND GLENN S. MACBETH, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

Map 171-11/1.00

THIS INSTRUMENT made and entered into on this the 22 day of May, 2006, by and between **GERALD T. PHELAN and wife, CATHLEEN M. PHELAN**, ("Grantors"), and **PAUL J. OSBORNE and wife, COLETTE OSBORNE**, ("Grantees");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

A TRACT of land in which the northeast portion lies in the 2nd Civil District of Davidson County, Tennessee, and the southwest portion lies in the 15th Civil District of Williamson County, Tennessee, BEING shown as Lot No. 78 on the Resubdivision of Lot No. 78, Section 8, Cloverland Acres, as of record in Plat Book 5190, page 232, Register's Office of Davidson County, and as of record in Plat Book 7, page 29, Register's Office for Williamson County, Tennessee.

BEGINNING at a point in the southerly margin of Cloverhill Drive, said point being South 83° 34' 53" W 232.00 feet from the westerly margin of Cloverbrook Drive, as measured along the aforementioned margin of Cloverhill Drive; thence South 6° 25' 07" E 192.41 feet to a point which is also designated as the division line between Davidson and Williamson Counties; thence with said line North 59° 05' 43" W 18.19 feet to a point; thence leaving said line South 33° 21' 08" W 116.92 feet to a point; thence South 89° 38' 18" W 45.96 feet to a point; thence North 1° 14' 07" E 1.75 feet to a point; thence North 29° 30' 53" W 270.25 feet to a point which lies in the southerly margin of Cloverhill Drive; thence along said margin in a northeasterly direction with a curve to the right having a radius of 220.9 feet, crossing the aforementioned county line at 6.73 feet and continuing along said curve for 78.08 feet for a total length of 84.81 feet to a point; thence North 83° 34' 53" E 158.0 feet to the point of beginning, containing 1.07 acres, more or less.

BEING the same property conveyed to Paul J. Osborne and wife, Colette Osborne, by deed from James N. Coltharp and wife, Patsy C. Coltharp, of record in Book 9668, page 847, Register's Office for Davidson County, Tennessee, and in Book 1291, page 241, Register's Office for Williamson County, Tennessee. SEE ALSO Grantors deed for Lot 75 of record in Deed Book 2463, page 201, ROWCT.
THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

This improved property is known as **5710 Cloverhill Drive, Brentwood, TN 37027**

Davidson County DEEDQC
Recvd: 06/20/06 10:39 2 pgs
Fees:12.00 Taxes:0.00
20060620-0073360

THIS DEED is being executed for the purpose of establishing the common boundary line between Lots 75, Section 5, Cloverland Acres, and Lot 78, Section 8, Cloverland Acres and to eliminate any boundary overlaps that exists between the said Lots 75 and 78.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on this the 22 day of May, 2006.

GERALD T. PHELAN

CATHLEEN M. PHELAN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Gerald T. Phelan and Cathleen M. Phelan, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal, this 22 day of May, 2006.

Notary Public

My commission expires:



BK/PG:3925/385-386

06025210

QUITCLAIM DEED	
05/31/2006	08:01 AM
BATCH	73686
MTG TAX	0.00
TRN TAX	0.00
REC FEE	10.00
DP FEE	2.00
REG FEE	0.00
TOTAL	12.00

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 22 day of May, 2006.

Notary Public

My Commission Expires:

