This Instrument Prepared By:
Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDQC
Recvd: 12/21/06 15:29 3 pgs
Fees:17.00 Taxes:0.00
20061221-0157780

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Robert Woodrow Butner 5876 South New Hope Rd. Hermitage, TN 37076	Same as New Owner	Map 108 Parcel 26.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, DERECK LEE OSBORNE, INDIVIDUALLY AND AS TRUSTEE OF THE SAMUEL M. OSBORNE TRUST, DATED NOVEMBER 4, 1999, AND DONALD WILSON OSBORNE ("Grantors") do hereby quitclaim and convey unto ROBERT WOODROW BUTNER, WAYNE AUSTIN BUTNER AND CATHY FRANCINE BUTNER TALLEY ("Grantees"), their heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Happy Acres, as of record in Book 2331, page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 110 feet on the Westerly side of Colfax Drive and runs back between parallel lines, 197.3 feet on the southerly side and 197.4 feet on the Northerly side to a dead line in the rear, measuring 110 feet thereon.

Being the same property conveyed to The Samuel M. Osborne Revocable Living Trust by deed from Samuel M. Osborne of record in Instrument No. 20000125-0008118, Register's Office for Davidson County, Tennessee.

Samuel M. Osborne having since died and Dereck L. Osborne is designated Successor Trustee in the Summary of Trust Agreement for Samuel M. Osborne of record in Book 11733, page 826, Register's Office for Davidson County, Tennessee.

This is improved property known as 936 Colfax Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of December, 2006.

Dereck Lee Osborne
DERECK LEE OSBORNE

Donald Wilson Osborne
DONALD WILSON OSBORNE

Dereck Lee Osborne
DERECK LEE OSBORNE,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Marshall X. Hicks
AFFIANT

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of December, 2006.

Kay M Tenpenny
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 20, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Derek Lee Osborne, 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.

WITNESS my hand and seal, this 21 day of December, 2006.

John L. Van Cleave
Notary Public

JOHN L. VAN CLEAVE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
7-25-06

My Commission Expires JULY 25, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Donald Wilson Osborne, 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.

WITNESS my hand and seal, this 21st day of December, 2006.

Notary Public

My Commission Expires:
7-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Derek Lee Osborne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Successor Trustee of The Samuel M. Osborne Trust, dated November 4, 1999, and that he as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21 day of December, 2006.

NOTARY PUBLIC

JOHN L. VAN CLEAVE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

My Commission Expires:
7-25-09