Davidson County DEEDQC
Recvd: 04/30/08 14:23 3 pgs
Fees:17.00 Taxes:0.00
20080430-0044121

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6400877 djs

QUITCLAIM DEED

Address New Owner(s) As Follows:	Send Tax Bills to:	Parcel Number ID:
JAMES F. OSTEEN, JR. BETH J. OSTEEN 6115 Belle Rive Drive Brentwood, Tennessee 37027	Same	10412010600

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged and in order to create a tenancy in common, we, JAMES FRANKLIN OSTEEN, JR. and BETH J. OSTEEN, by these presents do hereby quitclaim and convey unto MICHAEL D. SONTAG, his heirs and assigns, all our right, title and interest in and to the property described on Exhibit A hereto.

AND MICHAEL D. SONTAG in order to create a tenancy in common does hereby quitclaim and convey unto JAMES FRANKLIN OSTEEN, JR. and wife, BETH J. OSTEEN, as equal tenants in common, their heirs, and assigns, all his right, title and interest in and to said property.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 2015 20th Avenue South, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 2nd day of April, 2008.

James Franklin Osteen Jr.
JAMES FRANKLIN OSTEEN, JR.

Beth J. Osteen
BETH J. OSTEEN

MICHAEL D. SONTAG

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES FRANKLIN OSTEEN, JR. and BETH J. OSTEEN, the within named 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2008.

Debra J. LaForge
Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, MICHAEL D. SONTAG, the within named bargainor, 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 official seal at Nashville, Tennessee, this 2nd day of April, 2008.

Debra J. LaForge
Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James F. Osteen Jr.
Affiant

Subscribed and sworn to before me
this 2nd day of April, 2008.

Debra J. LaForge
Notary Public

My Commission Expires:
11/7/11

DEBRA J. LaFORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 and the South 35 feet of Lot No. 12 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for said County.

Said Lot and said part of said lot adjoin and front together 135 feet on the west side of 20th Avenue South and run back between parallel lines 143 feet along the north margin of Bernard Avenue to an alley in the rear.

Being the same property conveyed to JAMES FRANKLIN OSTEEN, JR. and BETH JOHNSON OSTEEN, by deed of record in Book 5305, page 562, Register's Office of Davidson County, Tennessee.