Davidson County DEEDQC
Recvd: 04/30/08 14:24 4 pgs
Fees:22.00 Taxes:0.00
20080430-0044122

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6400925 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	13103000700

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 F. 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 F. 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 1902 & 1904 Kimbark Drive, Nashville, Tennessee.

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

James F. Osteen, Jr.
JAMES F. 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 F. 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

DEBRA J. LaFORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11/2/11

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

DEBRA J. LaFORGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11/2/11

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James F. Osten Jr.
Affiant

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

Debra J. LaForge
Notary Public

DEBRA J. LaFORGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/7/11

EXHIBIT A

Being the easterly 45 feet of Lot No. 36 and all of Lot 37 on the Map of Colonial Heights, as of record in Book 1130, Page 102, Register's Office for said County and described as follows:

Beginning at a concrete monument in the northerly margin of Kimbark Drive at the beginning of a curve in said drive; thence around said curve northeasterly 39.6 feet to another concrete monument in the westerly margin of said drive, and continuing northerly with the margin of the same, 23.5 feet to another concrete monument and continuing with the same, northerly 96.2 feet to the corner of Lot No. 14; thence with the line of Lots Nos. 14 and 15, westerly 138 feet to a point; thence southerly 154 feet more or less to the margin of Kimbark Drive; thence with the margin of the same, easterly 138.6 feet to the beginning

Being the same property conveyed to JAMES F. OSTEEN and BETH J. OSTEEN, by deed of record in Book 5565, page 539, Register's Office of Davidson County, Tennessee.