Davidson County DEEDQC
Recvd: 04/30/08 14:24 4 pgs
Fees:22.00 Taxes:0.00
20080430-0044123

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001
Doc. 6400881 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	10304043800

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 203 46th Avenue North, 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:
11/7/11

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:
11/7/11

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

James F. Oteri, 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

Being Lot No. 2 on the Plan of the re-subdivision of Lots 501 and 503 of Charlotte Park First Addition, of record in Book 4885, page 22, said Register's Office. Beginning at a point in the northerly margin of Wyoming Avenue, said point being the southwest corner of Lot No. 2 and the southeast corner of Lot No. 1 on said Plan; thence with the northerly margin of Wyoming Avenue North 84° 30' east 47.00 feet to a point; thence with a curve to the left having a radius of 25 feet a distance of 39.27 feet to a point in the westerly margin of 46th Avenue North; thence with the westerly margin of a curve to the left having a radius of 20 feet, a distance of 31.42 feet to a point in the southerly margin of a 20 foot alley; thence with the southerly margin of said 20 foot alley south 84° 30' west 52.00 feet to a point; thence south 5° 30' east 150.00 feet to the point of beginning.

Being the same property conveyed to JAMES F. OSTEEN, JR. and BETH J. OSTEEN, by deed of record in Book 10100, page 263, Register's Office of Davidson County, Tennessee.

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