THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24235-05-2005** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: There is no monetary consideration for this transaction. Affiant Subscribed and sworn to before me, this 2nd day of May, 2008. Notary Public My Commission Expires: MAR 24, 2009

QUITCLAIM DEED

Address New Owner: CARLOS TILGHMAN-OSBORNE AND WIFE, DANA GUYER 1206 Fatherland Street Nashville, TN 37206-2908	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 083130107.00

FOR AND IN CONSIDERATION and for the express purpose of making a re-conveyance to create a tenancy by the entireties, **CARLOS OSBORNE,** married, does hereby quitclaim and convey unto **George E. Mudter, Jr.**, Trustee, his successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being a part of Lot No. 101 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 101 fronts 50.0 feet on the South side of Fatherland Street and runs back between parallel lines, 102.0 feet, to the North margin of the property conveyed to the Shelby Avenue Baptist Church.

Being the same property conveyed to Carlos Osborne, unmarried by deed dated May 16, 2005 from Matthew Spain and wife, Lori Spain and Fred Holman and wife, Jean Holman of record in Instrument No. 20050523-0057973, Register's Office for Davidson County, Tennessee.

This is improved property known as 1206 Fatherland Street, Nashville, TN, 37206.

And now, **George E. Mudter, Jr.**, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey **unto CARLOS TILGHMAN-OSBORNE AND WIFE, DANA GUYER**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDQC
Recvd: 05/07/08 14:22 2 pgs
Fees:12.00 Taxes:0.00
20080507-0047243

IN WITNESS WHEREOF, We have executed this instrument on this 2nd day of ~~April~~ May 2008.

Carlos Osborne

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CARLOS OSBORNE, the 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, at office, this 2nd day of ~~April~~ May, 2008.

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., Trustee, 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, at office, this 2nd day of ~~April~~ May, 2008.

Notary Public

My Commission Expires:

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 24, 2009