This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214
(615) 885-0223

Davidson County DEEDQC
Recvd: 06/17/08 15:14 3 pgs
Fees:17.00 Taxes:0.00
20080617-0062470

ADDRESS NEW OWNER:
Stanley I. Shoemaker, Jr. and
Theresa Ivey
4185 Central Pike
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MORTGAGEE:
James O. Oatsvall and Jean Oatsvall
3402 Old Hickory Blvd.
Old Hickory, TN 37138

MAP
064-09- / 99.00 and
Map 064-09-0 / 096.00
& Map 064-09-0 /
281.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection, and no monetary consideration, **Theresa Ivey, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey all right, title and interest that she may have in and to the following described real property unto **Stanley I. Shoemaker, Jr. And Theresa Ivey, as joint tenants with right of survivorship**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 12, 13 and 14 of Block "C" on the Plan of Hadley's Bend City of record in Book 421, page 120, Register's Office, Davidson County, Tennessee.
Said Lots 12, 13, and 14 adjoin and fron together 75 feet on the west side of an unnamed street and run back between parallel lines, along the north margin of South Street 150 feet to an alley.
Included in the foregoing description but expressly excluded therefrom is that certain tract or parcel of land heretofore, conveyed to the State of Tennessee by "Consent Judgment and Final Decree" dated September 11, 1985, and filed for record in Book 6669, page 149, said Register's Office, as follows:
Beginning at the point of intersection of the north margin of South Street and the west margin of Old Hickory Boulevard; thence north 6 degrees 00 minutes 00 second west 68 feet, more or less to a point; thence north 84 degrees 00 minutes 00 seconds east 5 feet, more or less to a point; thence south 6 degrees 00 minutes 00 seconds east 68 feet, more or less to a point; thence south 84 degrees 00 minutes 00 seconds west 5 feet, more or less to the point of beginning and containing 340 square feet.

Commonly known as: 4125 Old Hickory Blvd., Old Hickory, TN. 37138
Map : 064-09- / 99.00

AND

Land in Davidson County, Tennessee, Being Lot Nos. 7, 8, 9, 10 and 11, of Block "C" on the Map of Hadley 's Bend City, as of record in Book 421, page 120, Register's Office for said County.
Said Lot Nos. 7, 8 and 9 front together 75 feet on the Westerly side of Jones Bend Road, as widened, and extend back between parallel lines 146 feet, more or less, to an alley.
Said Lot Nos. 10 and 11 front together 50 feet on the Westerly side of Jones Bend Road, as widened, and extend back between parallel lines 146 feet, more or less to an alley.

Commonly known as: 4121 Old Hickory Blvd., Old Hickory, TN 37138
Map 064-09-0 / 096.00 & Map 064-09-0 / 281.00

Being part of the same property conveyed to Theresa Ivey, unmarried, by Quitclaim Deed from Stanley Shoemaker, unmarried of record in Instrument No. 20070517-0058923 Register's Office for Davidson County, Tennessee.

Stanley Shoemaker and Stanley I. Shoemaker are one and the same person.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 1st day of May, 2008.

Theresa Ivey

Theresa Ivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Theresa Ivey, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of May, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 17th day of June, 2008, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck
My Commission Expires:

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MARCH 10, 2012