THIS INSTRUMENT WAS PREPARED BY: **HALLMARK TITLE COMPANY** **100 BLUEGRASS COMMONS BLVD, SUITE 115** **HENDERSONVILLE, TN 37075** THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-. . Roberta O. Julian AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th DAY OF January, 2010. Julie A. Adams NOTARY PUBLIC MY COMMISSION EXPIRES: 11/22/2010

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Rachel L. Osteen	Same as new owner	01913003700
(NAME)	(NAME)	
119 Myers Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DAVID P. JULIAN AND WIFE, ROBERTA O. JULIAN** "GRANTOR", by these presents, does hereby quitclaim and convey unto **RACHEL L. OSTEEN**, hereinafter called "GRANTEE", his successors, heirs and assigns all of his rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

A certain tract or parcel of land in the Tenth Civil District, Davidson County, Tennessee, described as follows, to-wit:

Situated in the Town of Goodlettsville fronting 70 feet on the south side of Myers Avenue and lying west of and immediately adjoining the property of John L. Draper and wife. Said Lot begins at a point in the south margin of Myers Avenue, 32 feet west of the northwest corner of Lot No. 16 on the Plan showing subdivision of part of the W.B. Myers' Home Place at Goodlettsville as of record in Book 547, page 41, Register's Office of Davidson County, Tennessee, running thence westerly along the south margin of said Myers Avenue 70 feet to a point, thence running southerly parallel with the west boundary of said Lot 16, 150 feet more or less, to an alley, thence easterly along the northerly margin of said alley 70 feet to a point; thence northerly 149 ½ feet to the point of beginning.

Being the same property conveyed to Rachel L. Osteen, an unmarried person & David P. Julian and wife, Roberta O. Julian by deed from Matthew A. Garrett and wife, Susan S. Garrett, dated April 30, 2008 and recorded on May 8, 2008 in Instrument No. 20080508-0047794, Register's Office, Davidson County, Tennessee.

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

This is **improved** property known as 119 Myers Avenue (a/k/a 119 Myers Street), Goodlettsville, TN 37072.

WITNESS my/our hands this 26th day of January, 2010.

BILL GARRETT, Davidson County
Trans:T20100007011 DEEDQC
Recvd: 02/04/10 09:03 1 pgs
Fees:12.00 Taxes:0.00
20100204-0008881

David P. Julian
DAVID P. JULIAN

Roberta O. Julian
ROBERTA O. JULIAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared DAVID P. JULIAN AND WIFE, ROBERTA O. JULIAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Witness my hand and official seal this 26th day of January, 2010.

Julie A. Adams
Notary Public

My Commission Expires: 11/22/2010