THIS INSTRUMENT PREPARED BY:

Thomas H. Ware, Esq.
404 James Robertson Parkway
1800 Parkway Towers
Nashville, Tennessee 37219
(615) 242-8107

BILL GARRETT, Davidson County
Trans:T20100076156 DEEDQC
Recvd: 12/02/10 15:14 3 pgs
Fees:17.00 Taxes:0.00
20101202-0096169

QUITCLAIM DEED

Address of New Owner:	Mitzi Osborne 665 Atlanta Drive Hermitage, Tennessee 37076
Send Tax Bills To:	Mitzi Osborne 2748 Windmere Drive Nashville, Tennessee 37214
Map/Parcel Numbers:	075-08-104

KNOW ALL MEN BY THESE PRESENTS:

That ERIC MOSIER, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby transfer, convey, remise, release and relinquish, to the fullest extent of Grantor's interest in the property, unto MITZI OSBORNE, all of his right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and which property is more particularly described as follows:

"Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Tulip Grove, Section Six, of record in Plat Book 4460, Page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Ada M. Silber Muncil and husband, Westly Muncil, to Jaunita Callis, unmarried, of record in Instrument # 20010504-0046283, Register's Office for Davidson Davidson County, Tennessee.

The said Jaunita Callis having died testate in Nashville, Davidson County, Tennessee, on April 30, 2010, and the Last Will & Testament of Jaunita Callis having been admitted into probate by Order of the 7th Circuit Court for Davidson County, Tennessee, Probate Division, on June 4, 2010, in case number 10P-866.

Being the same property conveyed by Executor's Deed from Mitzi Osborne, Administrator for the Estate of Jaunita Callis, to Mitzi Osborne, Adam Mosier and Eric Mosier, as of record in Instrument # 20101202-0096167, Register's Office for Davidson County, Tennessee.

This is improved property recognized as 665 Atlanta Drive, Hermitage, Tennessee."

WITNESS my hand this 2 day of Dec, 2010.

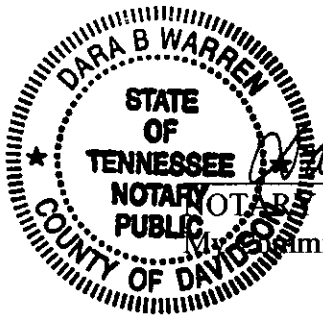
Eric Mosier

ERIC MOSIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **ERIC MOSIER**, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of Dec, 2010.



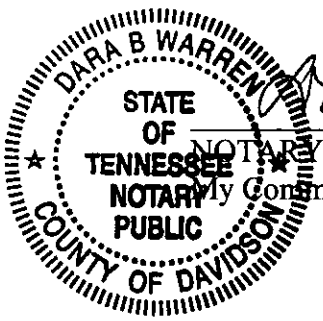
Dara B. Warren
NOTARY PUBLIC
My Commission Expires: My Commission Expires November 07, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is None ($0).

Eric Mosier
ERIC MOSIER

Sworn to and subscribed before me this 2 day of Dec., 2010.



Dara B. Warren
NOTARY PUBLIC
My Commission Expires: My Commission Expires November 07, 2011