BILL GARRETT, Davidson County
Trans:T20110047123 DEEDQC
Recvd: 08/02/11 16:13 2 pgs
Fees:12.00 Taxes:0.00
20110802-0059446

Box 31-B
SHR
LRK

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe, PLC (LRK)
150 Third Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Claire McFarland Osborn 1406 Windsor Road, #205 Austin, TX 78703	Same	Map 71-07 Parcel 237

For the love and affection that I have for my daughter, Claire McFarland Osborn, I, Carolyn C. Osborn being one and the same person as Carolyn C. Osborne (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest (being a fifty percent (50%) undivided interest) in and to the following described property to my daughter, Claire McFarland Osborn (hereinafter referred to as "Grantee"), said property being a certain tract or parcel of land located in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Begin at an iron pin in the westerly margin of Dickerson Pike (66' right of way) 58.99 feet from the southerly margin of West Trinity Lane (70' right of way); thence run in a southerly direction along the western right of way of Dickerson Street along a curve to the left having a central angle of 01 degree 33 minutes 19 seconds, a radius of 3,853.00 feet and an arc length of 104.58 feet to an iron pin; thence leaving said western right of way of Dickerson Pike run North 89 degrees 51 minutes 27 seconds West, 200.17 feet to an iron pin; thence run North 00 degrees 08 minutes 33 seconds East, 159.54 feet to an iron pin in the southern right of way of West Trinity Lane; thence run along said southern right of way of West Trinity Lane North 89 degrees 30 minutes 00 seconds East, 163.47 feet to an iron pin; thence continue to run along said southern right of way of West Trinity Lane in an easterly direction along an arc of a curve to the right having a central angle of 99 degrees 26 minutes 06 seconds, a radius of 50.00 feet, an arc length of 86.77 feet to the POINT OF BEGINNING, containing 33,075.937 square feet or 0.759 acres.
>
> **[Note: This is the same property description as of record in Book 8040, page 306, Register's Office for Davidson County, Tennessee.]**

Being the same property conveyed to Jack L. Jenkins and Carolyn C. Osborne by deed from Trinity Properties, Inc. of record in Book 5921, page 850, Register's Office for Davidson County, Tennessee ("RODC").

Joe A. Osborn, husband of Carolyn C. Osborn, joins in the conveyance to convey any right, title or interest that he may have due to his marital status.

This property is subject to all leases, easements, deeds and other matters of record with said Register's Office, including a Ground Lease with The Krystal Company, of record at Book 6730, Page 476, RODC.

This is improved property known as 100 W. Trinity Lane, Nashville, Tennessee 37206.

IN TESTIMONY WHEREOF, this instrument is executed by the Grantor and her husband, on the 29th day of July, 2011.

Carolyn C. Osborn
CAROLYN C. OSBORN

Joe A. Osborn
JOE A. OSBORN

STATE OF TEXAS)
COUNTY OF TRAVIS)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Carolyn C. Osborn and husband, Joe A. Osborn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Austin, Texas, this 29th day of July, 2011.

Notary Public

My Commission Expires: June 27 2015

BLANCHE R ZAVALA AGUIRRE
My Commission Expires
June 27, 2015

STATE OF TEXAS)
COUNTY OF TRAVIS)

The actual consideration for this transfer is $-0-.

Carolyn C. Osborn
Affiant

Subscribed and sworn to before me, this the 29th day of July, 2011.

Notary Public

My Commission Expires: June 27 2015

BLANCHE R ZAVALA AGUIRRE
My Commission Expires
June 27, 2015