QUITCLAIM DEED	This Instrument Prepared by: (Based upon information provided by Grantor) Manson, Johnson, Stewart & Associates 1314 Sixth Avenue North Nashville, TN 37208

MANSON JOHNSON STEWART & ASSOCIATES

Address of New Owner Bonita Osborne 3911 Flicker Drive Nashville, TN 37218	Send Tax Bills To Same	Map-Parcel Nos. 105-04-0-0180.00

THIS INDENTURE, Made the 15th day of December, 2011, between **Derrick Dowell, Successor Trustee of the Sowell Revocable Living Trust U/A/D February 17, 1998** as party or parties of the first part, hereinafter called Grantor, and **Bonita Osborne,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot # 23 in the resubdivision of the D.T. Wilkin property, which is of record in Book 421, Page 148, said Register's Office for Davidson County, Tennessee.

Said Lot #23 fronts 50 feet on the westerly side of First Avenue South, formerly called Maple Street, and runs back between parallel lines 183 ½ feet to an alley.

Being the same property inherited by Minnie D. Sowell from her late husband, Marion Sowell, by his Last Will and Testament dated April 30, 1976 and recorded in Book 9087, Page 874, Register's

BILL GARRETT, Davidson County
Trans:T20110080084 DEEDQC
Recvd: 12/19/11 11:14 2 pgs
Fees:12.00 Taxes:0.00
20111219-0098642

Office for Davidson County, Tennessee. The said Marion Sowell died on February 15, 1997. Further being that same property conveyed to Minnie D. Sowell, Trustee U/A/D February 17, 1998 of the Sowell Revocable Living Trust Agreement and any Successor in Trust, and any amendments thereto. Said instrument being of record in Book 11153, Page 955, Register's Office for Davidson County Tennessee.

This is unimproved property commonly known as 1249 First Avenue South, Nashville, Tennessee.

Witness my hand this 15th day of December 2011.

Sowell Revocable Living Trust

BY: _____
Derrick Dowell, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

_____
AFFIANT

_____
Notary Public

My Commission Expires: _____

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Derrick Dowell with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he executed the within instrument as the Successor Trustee of the Sowell Revocable Living Trust, and is authorized by the Sowell Revocable Living Trust, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of December 2011.

_____
Notary Public

My Commission Expires: _____

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013