BILL GARRETT, Davidson County
Trans:T20120020205 DEEDQC
Recvd: 03/20/12 15:49 2 pgs
Fees:12.00 Taxes:0.00
20120320-0023752

This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street
Nashville, TN 37208

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.:**
John W. Osborne, Jr. 1609 Branch St. Nashville, TN 37216	John W. Osborne, Jr. 1609 Branch St. Nashville, TN 37216	072-15-0- 157.00

QUIT CLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, **DEBRA ANN OSBORNE** (Grantor), have this day bargained and sold and by these presents do hereby quit claim and convey unto **JOHN W. OSBORNE, JR.** (Grantee) herein, his successors and assigns, all of my interest in the following described real estate situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Map of Porter Road Subdivision of Lots No. 2 to 7 inclusive of Shinkles Subdivision as of record in Book 843, page 38, Register's Office for said County. Said lot fronts 50 feet on the easterly side of McKinney Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to John W. Osborne, Jr., and wife, Debra Ann Osborne by deed from Marion Dixon, Trustee, of record Deed, Instrument No. 197511144971082, Register's Office for Davidson County, Tennessee. * Book 4971 Page 82

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights of way for public utilities of record.

This is improved property, known as 1609 Branch Street, Nashville, Davidson County, Tennessee.

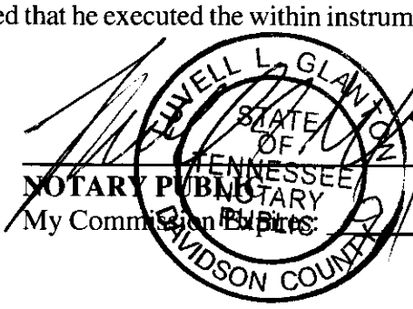
IN WITNESS WHEREOF, I have hereunto set my signature, on this the 10th day of June, 2011.

Debra Ann Osborne

DEBRA ANN OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of June, 2011, before me personally appeared **DEBRA ANN OSBORNE,** Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.



NOTARY PUBLIC
My Commission Expires: 2/8/2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is ONE DOLLAR ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

John W. Osborne Jr.
JOHN W. OSBORNE, JR.

AFFIANT

Sworn to and subscribed before me this
10th day of June, 2011.



NOTARY PUBLIC
My Commission Expires: 2/8/2013