BILL GARRETT, Davidson County
Trans:T20120053475 DEEDQC
Recvd: 07/20/12 09:24 3 pgs
Fees:17.00 Taxes:0.00
20120720-0063820

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
Doc. 10947552 djl

# QUITCLAIM DEED

| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel Number ID: |
|---|---|---|
| James F. Osteen, Jr.<br>Beth J. Osteen<br>6115 Belle Rive Drive<br>Brentwood, Tennessee 37207 | James F. Osteen, Jr.<br>Beth J. Osteen<br>6115 Belle Rive Drive<br>Brentwood, Tennessee 37207 | 10304043800 |

**FOR AND IN CONSIDERATION** of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, pursuant to T.C.A. § 66-1-109, and in order to create a tenancy by the entirety, JAMES F. OSTEEN, JR. and BETH J. OSTEEN by these presents do hereby quitclaim and convey unto JAMES F. OSTEEN, JR. and wife, BETH J. OSTEEN, as tenants by the entirety, their heirs and assigns, all of their right, title and interest in and to the property described on Exhibit A hereto.

The description on Exhibit A hereto is the same as that contained in the prior deed.

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

This is improved property known as 203 46th Avenue North, Nashville, Tennessee.

**IN WITNESS WHEREOF,** the undersigned has executed this instrument on this 11th day of July, 2012.

James F. Osteen Jr.
JAMES F. OSTEEN, JR.

Beth J. Osteen
BETH J. OSTEEN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JAMES F. OSTEEN, JR., the within named 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.

WITNESS my hand, at office, this 11th day of July, 2012.

Juanita R. Clark
Notary Public

My Commission Expires:
My Commission Expires May 5, 2015

JUANITA R. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, BETH J. OSTEEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July 2012.

Juanita R. Clark
Notary Public

My Commission Expires:
My Commission Expires May 5, 2015

JUANITA R. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.

James F. Osteen, Jr.
Affiant

Subscribed and sworn to before me
this 11th day of July, 2012.

Juanita R. Clark
Notary Public

My Commission Expires:
My Commission Expires May 5, 2015

JUANITA R. CLARK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**EXHIBIT A**

Being Lot No. 2 on the Plan of the re-subdivision of Lots 501 and 503 of Charlotte Park First Addition, of record in Book 4885, page 22, said Register's Office. Beginning at a point in the northerly margin of Wyoming Avenue, said point being the southwest corner of Lot No. 2 and the southeast corner of Lot No. 1 on said Plan; thence with the northerly margin of Wyoming Avenue North 84° 30' east 47.00 feet to a point; thence with a curve to the left having a radius of 25 feet a distance of 39.27 feet to a point in the westerly margin of 46th Avenue North; thence with the westerly margin of a curve to the left having a radius of 20 feet, a distance of 31.42 feet to a point in the southerly margin of a 20 foot alley; thence with the southerly margin of said 20 foot alley south 84° 30' west 52.00 feet to a point; thence south 5° 30' east 150.00 feet to the point of beginning.

Being the same property conveyed to JAMES F. OSTEEN, JR. and BETH J. OSTEEN, by deed of record instrument number 20080430-0044123, Register's Office for Davidson County, Tennessee.