This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and TrustLand Title & Escrow, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rickey L. Osburn 140 Gordon Terrace Nashville, TN 37012	New Owner	071-04-0-136.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF Florida
COUNTY OF Citrus
The actual consideration or value, whichever is greater, for this transfer is $ 30,750.00

Raymond L Osburn
Affiant

BILL GARRETT, Davidson County
Trans:T20120097957 DEEDQC
Recvd: 12/21/12 15:05 3 pgs
Fees:18.00 Taxes:113.78
20121221-0118041

Subscribed and sworn to before me, this the 10th day of December, 2012.

Anne M. Rodriguez
Notary Public

My Commission Expires: 1-22-14
(Affix Seal)

Notary Public State of Florida
Anne M Rodriguez
My Commission DD939806
Expires 01/22/2014

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Raymond L. Osburn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Rickey L. Osburn**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is unimproved property located at: 140 Gordon Terrace, Nashville, TN 37012

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 10th day of December, 2012.

Raymond L Osburn

Raymond L. Osburn

STATE OF Florida)

COUNTY OF Citrus)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Raymond L. Osburn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this instrument has been executed this the 10th day of December, 2012.

Anne M Rodriguez

Notary Public

My Commission Expires: 1-22-14

Notary Public State of Florida
Anne M Rodriguez
My Commission DD939806
Expires 01/22/2014

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Ste of Tennessee, described as follows, to wit:

Being the westerly 75 feet of the easterly 110 feet of Lot No. 40 on the map of John L. Gordon and Wife's Subdivision, in the 12th Civil District of said County, as of record in Book 843, page 61, Register's Office for said County.

Said part of lot No. 40 fronts 75 feet on the southerly side of Gordon Terrace, and runs back 291.9 feet, more or less, on the easterly line and 289.1 feet, more or less, on the westerly line to the southerly line of said subdivision, measuring 75 feet thereon.

Being the same property conveyed to Richard P. Osburn and wife, Edith E. Osburn by Warranty Deed from R.E. Finney, Jr., and wife, Verna M. Finney, dated August 22, 1958, of record in Book 2802, page 439, Register's Office for Davidson County, Tennessee. Richard P. Osburn died November 4, 1998 leaving Edith E. Osburn as surviving tenant by the entirety. Edith E. Osburn died August 10, 2012 leaving Raymond L. Osburn and Rickey L. Osburn as the devisees under the Last Will and Testament of Edith E. Osburn, of record in Instrument No. 201212050112105, Register's Office for Davidson County, Tennessee and Case No. 12P-1796 in the Probate Records of Davidson County, Tennessee.

Raymond L. Osburn has never occupied this property as his primary residence.