Recording Requested by and Deed Prepared By:
Jean L. Byassee
Dobbins, Venick, Kuhn & Byassee, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Parcel 64
Map 52-9

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Margaret A. Wiggins
Affiant

Subscribed before me this 27 day of OCT, 2012

Notary
My Commission Expires 1-8-13
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20130004137 DEEDQC
Recvd: 01/15/13 14:30 2 pgs
Fees:12.00 Taxes:0.00
20130115-0004901

New Owner:

Janie Osaile ↓

Send Tax Bills to:

Janie Osaile
1121 Peter Pan Street
Nashville, TN 37115

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Margaret A. Wiggins, for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer the following interests in this real estate in the proportions indicated: to her daughter and sole surviving child, Janie Wiggins Osaile, as Janie Wiggins Osalie's sole and undivided property, her heirs and assigns. This is Margaret A. Wiggins' entire right to the property, inherited with Janie Wiggins Osaile, as a result of the intestate dead of the husband of Margaret A. Wiggins (and the father of Janie Wiggins Osaile) James F. Wiggins. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

> Being lot No 4 on the Plan of Subdivision of Lot Nos. 20, 21, 24 and 25, Montague Subdivision, as of record in Book 843, Page 79, Register's Office of Davidson County, Tennessee
>
> Said Lot fronts 94 feet along Peter Pan Street, extends back 125 feet along the easterly line and 125 feet along the westerly line to a dead line in the rear measuring 94 feet.
>
> Being the same property which was conveyed to James F. Wiggins by Warranty Deed dated August 30th 1982, and of record in Deed Book 5930, Page 824, Register's Office of Davidson County, Tennessee, commonly known as 1121 Peter Pan Street.

This instrument and the interest hereby conveyed are subject to restrictions, easements and encumbrances as may affect the premises.

WITNESS my hand this 26 day of Oct, 2012.

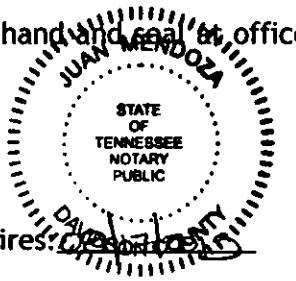
Grantor:

Margaret A. Wiggins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Margaret A. Wiggins, with whom I am personally acquainted and who upon oath, acknowledged herself to be the within named Grantor, Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Madison, Tennessee, this 26th day of October, 2012.



Notary Public

My Commission Expires: [illegible]