BILL GARRETT, Davidson County
Trans:T20130083890 DEEDQC
Recvd: 09/27/13 14:04 6 pgs
Fees:37.00 Taxes:0.00
20130927-0101938

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FROM: Jean Y. Oatsvall, Trustee etal....

TO: Dean Robinson, Trustee

AND

FROM: Dean Robinson, Trustee

TO: James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall

ADDRESS NEW OWNER:
6010 Benders Ferry Road
Mt. Juliet, TN. 37122

MORTGAGEE:
US Bank, N.A.
3401 West End Avenue
Suite 400 E
Nashville, TN 37203

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 053-16
Parcel 048.00 &
Map 053-12
Parcel's 206.00, 207.00,
208.00 & 209.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, and for the express purpose of making a re-conveyance to create Tenants by the Entirety, and for other good and valuable consideration, the receipt of all of which is expressly acknowledged, **We, Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary; James O. Oatsvall and wife, Jean Y. Oatsvall and James O. Oatsvall, Sr.,** have bargained and sold and do hereby quitclaim and convey unto **Dean Robinson, Trustee**, his successors and assigns, all of his right, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

And now I, the said **Dean Robinson, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall**, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Said property is conveyed subject to Subject to Right of Ways and Easements of record in Book 917, Page 205, and Book 5300, Page 628, (Applies to 100 & 102 Iris Ave. & 3418 Old Hickory Blvd.); Book 924, Page 121; Book 4967, Page 982; Book 5388, Page 46; Book 5390, Page 261; Book 5395, Page 402; Book 5430, Page 439, and Book 9509, Page 614, (Applies to All "5" Properties); Book 975, Page 23; Book 4962, Page 33; Book 4970, Page 22; Book 5430, Pages 442 & 445; Book 9509, Page 698; Book 9781, Page 315, and Book 1003, Page 524, (Applies to 3414; 3416 & 3418 Old Hickory Blvd.), all in

the Register's Office for Davidson County, Tennessee; Subject to Agreement for dedication of Easement for Sanitary Sewer and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, in the Register's Office for Davidson County, Tennessee. (Applies to 100 & 102 Iris Ave.); Subject to Notes on the Plat of record in Plat Book 843, Page 56, Register's Office, Davidson County, Tennessee, and such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of September, 2013.

Jean Y. Oatsvall Trustee
JEAN Y. OATSVALL, Trustee

Dean Robinson, Trustee
DEAN ROBINSON, Trustee

James O. Oatsvall
JAMES O. OATSVALL

Jean Y. Oatsvall
JEAN Y. OATSVALL

James O. Oatsvall Jr
JAMES O. OATSVALL, SR.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **James O. Oatsvall, Jean Y. Oatsvall and James O. Oatsvall, Sr.,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this 23rd day of September, 2013, at Mt. Juliet, Tennessee.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Dean Robinson, Trustee, and Jean Y. Oatsvall, Trustee** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing Quitclaim Deed for the purposes therein contained, this the 23rd day of September, 2013, at Mt. Juliet, Tennessee.

Tina D. Brown
NOTARY PUBLIC

TINA D. BROWN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY TENNESSEE

My Commission Expires: 1-26-2014

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is NONE.

AFFIANT

Subscribed and sworn to before me
this the 23rd day of September, 2013.

NOTARY PUBLIC

My Commission Expires: 1.3.16

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit "A" To Deed of Trust
(Legal Description)

TRACT 1: A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20, as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and being described according to a survey by John B. Rainey, Surveyor #823, dated March 23, 1979, and known as Job No. 79-035, as follows:

Beginning at a point on the easterly right of way of State Route 45, also known as Old Hickory Blvd., said point of beginning being the southwestern most corner of this property and the southern most corner of the George R. Lane, etux, property, of record in Deed Book 5254, Page 749, said Register's Office; thence leaving the margin of said Route 45, and with Lane's southerly line, North 41 deg. 53 min. 03 sec. 124.87 feet to an iron pin by others; thence continuing with Lane's line, North 43 deg. 25 min. 56 sec. East, 20.06 feet to a point; thence leaving Lane's line, South 46 deg. 25 min. 56 sec. West, 86.95 feet to a point on the northerly right of way of Iris Avenue (said Avenue has a right of way of 50 feet), this point is 19 feet northwesterly from the centerline of the pavement; thence with the northerly margin of said Iris Avenue, South 46 deg. 22 min. 19 sec. West, 122.65 feet to a point at the beginning of a curve; thence with said curve to the right, having a radius of 27.5 feet, a distance along the curve of 43.44 feet to a point on the easterly margin of the aforesaid State Route 45; thence with the margin of said State Route 45, North 42 deg. 37 min. 08 sec. West, 48.16 feet to the point of beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, dated September 23, 2013, filed for record in Instrument No. 20130927-0101938, Register's Office for Davidson County, Tennessee.
Also being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell convey, lease, mortgage or encumber without the joinder of any beneficiary by Quitclaim Deed from Jean Y. Oatsvall, Individually, dated April 29, 2004, filed for record in Instrument No. 20040524-0060640, Register's Office for Davidson County, Tennessee.

This property is known as: 100 Iris Avenue., Old Hickory, TN. 37138
Map 053-16-0, Parcel 048.00

TRACT 2:
A) A certain tract of land located in Davdison County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20, as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and being described according to a survey thereof made by George W. Watkins, Surveyor, dated January 9, 1958, as follows:

Beginning at a stake in the northwesterly margin of Iris Avenue, 157 feet from the corner of said Avenue and Old Hickory Blvd., and being a corner of part of Lot No. 20, conveyed to Velma P. Jackson by deed from Ben D. Patterson, of record in Book 2735, Page 240, said Register's Office; thence along the margin of Iris Avenue, North 41 deg. 31 min. East, 108 feet to a corner of the property conveyed to Velma Patterson by deed from Dow Wallace, of record in Book 2136, Page 314; thence along Patterson's southwesterly line, northwesterly 92.6 feet to an iron pin; thence South 39 deg. 15 min. East, 111.7 feet to a stake, another corner of the property conveyed to Velma P. Jackson,

above mentioned; thence along her northeasterly line, South 50 deg. 50 min. East, 87 feet to the point of beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, dated September 23, 2013, filed for record in Instrument No. 20130927-0101938, Register's Office for Davidson County, Tennessee.
Also being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell convey, lease, mortgage or encumber without the joinder of any beneficiary by Quitclaim Deed from Jean Y. Oatsvall, Individually, dated April 29, 2004, filed for record in Instrument No. 20040524-0060640, Register's Office for Davidson County, Tennessee.

This property is known as: 102 Iris Avenue., Old Hickory, TN. 37138
Map 053-12-0, Parcel 209.00

B) A certain tract of land located in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 20, as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and further being part of the property as was conveyed to Effie Wallace, et vir., by two deeds, one from Mrs. Marie B. Stillwell, of record in Book 919, Page 274; and the other from R. L. Denny, etux, of record in Book 1191, Page 300, said Register's Office, and more particularly described as follows:

Beginning at a point in the common line of Lot Nos. 20 and 21, on above stated Map, which point is northerly from the north line of Old Hickory Blvd. 265 feet ; and from thence running northeasterly and along the southwesterly line of land now or formerly owned by Velma Patterson, as set out in deed of record in Book 2136, Page 314, said Register's Office; a distance of 37.3 feet to the northwesterly corner of land of the Grantee herein; thence southwesterly and along the line of property of the Grantee herein, a distance of 66 feet to a point; thence southwesterly and parallel to the first course herein, a distance of 45 feet, more or less, to a point in the common line of Lot Nos. 20 and 21, on above stated Map; thence northeasterly and along the common line of Lot Nos. 20 and 21 above, a distance of 65 feet, more or less, to the point of beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from Jean Y. Oatsvall, Trustee, with full power to transfer, sell, convey, lease, mortgage or encumber without the joinder of any beneficiary, dated September 23, 2013, filed for record in Instrument No. 20130927-0101938, Register's Office for Davidson County, Tennessee.
Also being part of the same property conveyed to Jean Y. Oatsvall, Trustee, with full power to transfer, sell convey, lease, mortgage or encumber without the joinder of any beneficiary by Quitclaim Deed from Jean Y. Oatsvall, Individually, dated April 29, 2004, filed for record in Instrument No. 20040524-0060640, Register's Office for Davidson County, Tennessee.

This property is known as: located at the rear of 102 Iris Avenue., Old Hickory, TN. 37138
Map 053-12-0, Parcel 209.00

TRACT 3: Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 21 as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and further being described as follows:

Said part of Lot No. 21 fronts 175 feet on the northerly side of Old Hickory Blvd. and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from James O. Oatsvall and wife, Jean Y. Oatsvall, dated September 23, 2013, filed for record in Instrument No 20130927-0101938, Register's Office for Davidson County, Tennessee.
Also being the same property conveyed to James O. Oatsvall and wife, Jean Y. Oatsvall by Special Warranty Deed from Sovran Bank/Tennessee, (formerly Sovran Bank/Central South), a Tennessee banking corporation, dated March 12, 1991, filed for record in Book 8308, Page 349, Register's Office for Davidson County, Tennessee.
James O. Oatsvall and James O. Oatsvall, Sr. is one and the same person.

This property is known as: 3414 Old Hickory Blvd., Old Hickory, TN. 37138
Map 053-12-0, Parcel 206.00

TRACT 4: Land in Davidson County, Tennessee, being the westerly 87 1/2 feet of the easterly 175 feet of Lot No. 21, as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and further being described as follows:

Said part of said lot fronts 87 1/2 feet on the northerly side of Old Hickory Blvd. and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from James O. Oatsvall, Sr., dated September 23, 2013, filed for record in Instrument No 20130927-0101938, Register's Office for Davidson County, Tennessee.
Also being the same property conveyed to James O. Oatsvall, Sr. by Quitclaim Deed from Jean Y. Oatsvall, dated January 21, 1999, filed for record in Instrument No. 20040524-0060635, Register's Office for Davidson County, Tennessee.

This property is known as: 3416 Old Hickory Blvd., Old Hickory, TN. 37138
Map 053-12-0, Parcel 207.00

TRACT 5: Land in Davidson County, Tennessee, being part of Lot Nos. 20 and 21, as shown on the Plan of Life & Casualty Insurance Co.'s Subdivision of Dabbs & Elliott Property Known As Dupontonia, as of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee and further being described as follows:

Beginning at a point in the northerly side of Old Hickory Blvd., 87 1/2 feet westerly from the common line between Lot Nos. 20 and 21 of said subdivision; running thence northerly and parallel to the westerly line between Lot Nos. 20 and 21 a distance of 525 feet; thence easterly along the northerly line of Lot 21, 87 feet 6 inches to the easterly line of Lot 21; thence southerly and along the line of Holland, 125 feet, and continuing along the line of Patterson, 115 feet, and continuing along the line of Pope, 65 feet, more or less; thence easterly and along the line of Pope, 40 feet, more or less; thence southerly and along the line of Patterson, 200 feet, more or less, to a point in the northerly line of Old Hickory Blvd. to a point 75.9 feet westerly from the corner of Iris Avenue; thence along the northerly line of Old Hickory Blvd. westerly 140.6 feet to the point of beginning.

Being the same property conveyed to James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall by Quitclaim Deed from James O. Oatsvall, Sr., dated September 23, 2013, filed for record in Instrument No 20130928-0101938, Register's Office for Davidson County, Tennessee.
Also being the same property conveyed to James O. Oatsvall, Sr., by Quitclaim Deed from Jean Y. Oatsvall, dated January 21, 1999, filed for record in Instrument No. 20040524-0060636, Register's Office for Davidson County, Tennessee.

This property is known as: 3418 Old Hickory Blvd., Old Hickory, TN. 37138
Map 053-12-0, Parcel 208.00