THIS INSTRUMENT WAS PREPARED BY:

Turner Law Offices, P.C.
208 Third Avenue North, Suite 100
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20140084956 DEEDQC
Recvd: 11/10/14 15:29 3 pgs
Fees:17.00 Taxes:0.00
20141110-0103785

QUITCLAIM DEED

FROM: AUGUSTA BELLE OSBORNE

TO: JAMES ROBERT OSBORNE

Address New Owner(s) as follows:

5304 Buena Vista Pike
Nashville, TN

Map and Parcel No.:

49-9-A-5 CO

Send Tax Bills To:

Same

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, JAMES ROBERT OSBORNE, after being duly sworn according to law, do make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled JAMES ROBERT OSBORNE v. AUGUSTA BELLE OSBORNE, Docket No. 13D3024, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

James R. Osborne
JAMES ROBERT OSBORNE

Sworn to and subscribed before me, this 5th day of November 2014.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/3/17

My Commission Expires JULY 3, 2017

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00), and other good and valuable consideration, AUGUSTA BELLE OSBORNE, does transfer, quitclaim and convey unto the said JAMES ROBERT OSBORNE, his heirs, successors, and assigns, all of her rights, title and

interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 5, CREEKSIDE SUBDIVISION, as shown on plat of record in Instrument No. 20040122-0008741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
> Being part of the same property conveyed to Affordable Housing Resources, Inc. by Warranty Deed from Noah Horace Mann, Jr. and wife, Barbara E. Mann, recorded on the 15th day of May, 2001 in Instrument No. 20110515-0050426, in the Register's Office of Davidson County, Tennessee.
> This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Instrument Number 20040122-0008741; 20030530-0073137; 20040426-0047292; 20020307-0028888; and 20041109-0135030, Register's Office for Davidson County, Tennessee.
> Being the same property conveyed to James R. Osborne and wife, Augusta Belle Osborne, by deed of record from Affordable Housing Resources, Inc., Register's Office for Davidson County, Tennessee.

This is improved property known as 5304 Buena Vista Pike, Nashville, Davidson County, Tennessee.

Witness my hand this 4th day of August, 2014.

Augusta Belle Osborne
AUGUSTA BELLE OSBORNE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named AUGUSTA BELLE OSBORNE, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 8-23-2016

LEWIS A. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

State of TENNESSEE)
County of DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is -$0-.

JAMES ROBERT OSBORNE

Witness my hand and official seal at Nashville, Tennessee this 5th day of November, 2014.

TREVOR CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

NOTARY PUBLIC

My Commission Expires: 7/3/17