THIS DOCUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES

This Instrument Prepared By:

FILE BOX #52

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

WARRANTY DEED

BOOK 8468 PAGE 709

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Brian Quirk (NAME)	SAME (NAME)	119-1-139
305 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars.*

Cash in hand paid by Daniel Brian Quirk and wife, Amy Puckett-Quirk and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Martin A. Courter and wife, Wanda W. Courter

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel Brian Quirk and wife, Amy Puckett-Quirk

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See Attached Exhibit A for full legal description)

5.6.14.6

IDENTIFICATION REFERENCE

Oct 22 2 05 PM '91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $ 97,000.00

Subscribed and sworn to before me this the 21st *day of* October *19* 91

My Commission expires: 5-15-95 *(Affix Seal)*

Affiant Daniel B Quirk

Notary Public

This is improved (X) unimproved ( ) property, known as 305 Glenrose Avenue, Nashville, TN 37210 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 21st *day of* October *, 19* 91 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin A. Courter

Wanda W. Courter

Wanda W. Courter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Martin A. Courter and wife, Wanda W. Courter

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Brentwood, *Tennessee, this* 21st *day of* October, *19* 91

Judy Dell
Notary Public

Commission expires 5-15-95

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this _____ *day of* _____, *19* _____ *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* _____, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* _____, *and acknowledged that* _____ *executed the same as the free act and deed of said* _____. *Witness my hand and official seal at* _____, *Tennessee, this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

My Commission Expires _____

WARRANTY DEED

FROM

TO

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

EXHIBIT A

TRACT I

Being the Southerly 65 feet of the easterly one-half of Lot 1 on the Plan of Resubdivison of Lots Nos. 17, 18 and 19, Cumberland Nurseries, of record in Plat Book 161 at page 166, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southeast corner of the property conveyed to The Tennessee Property Company by James M. McKnight and wife, of record in Book 2012, page 451, said Register's Office, said point being 68-1/2 feet east of the easterly margin of Wickson Avenue in the line between Lots Nos. 1 and 2; thence with the line between said two lots eastwardly 65-1/2 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the easterly line of said Lot No. 1, 65 feet to a point 130 feet south of the southerly margin of Glenrose Avenue; thence westwardly 67 feet, more or less, to the easterly line of said Tennessee Property Company's property; thence with same southwardly 65 feet to the beginning.

TRACT II

Land in Davidson County, Tennessee, being the northerly portion of the easterly one-half of Lot No. 1 on the Map of the Resubdivision of Lots Nos. 17, 18, and 19, Cumberland Nurseries, a Plan of said Re-subdivision is of record in Book 161, page 166, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Glenrose Avenue, said point being the northeast corner of the proprty conveyed to The Tennessee Property Company of record in Book 2012, page 451, Register's Office for said County; thence with the said The Tennessee Property Company's east line south 126 feet, more or less, to northwest corner of the property conveyed to The Tennnessee Property Company of record in Book 2016, page 231, Register's Office for said County; thence with the said The Tennessee Property Company's north line east 67 feet, more or less, to a point in the east line of said Lot No. 1; thence with said east line north 130 feet to the southerly margin of Glenrose Avenue; thence in westerly direction along said southerly margin 70 feet to the point of beginning.

Being part of the same property conveyed to James M. McKnight and wife, Lois Lyne McKnight by deed from James E. Foster and wife, Pall Mae Foster of record in Book 1338, page 249, Register's Office for said County. The said James M. McKnight having since died.

EASEMENT

Daniel B. Quirk, et ux to have joint rights with Martin A. Courter, et ux to gate entrance from Wickson Street only as long as Daniel B. Quirk, et ux and Martin A. Courter, et ux own the property. Easement to go from Wickson Street to gate entrance. Neither party to block entrance.

RIGHT OF FIRST REFUSAL

Grantors herein convey to the Grantees a first right of refusal (within 5 working days) on the adjacent property which borders Wickson Street and known as 307 Glenrose, should the Courters receive an acceptable offer.

1972 10/22 0101 03CHECK 368.90

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8468 PAGE 712

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 9.00
TOTAL 368.90
CHECK 368.90

10/22/91 01 14:07 0001 4972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.14.6.

IDENTIFT REFERENCE

OCT 22 2 05 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 469708