39-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box [redacted]** **First Title & Escrow Co., Inc.** **FTEC File No. 17933**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 17th day of MAY, 2001. Notary Public My Commission Expires:

KENNETH M BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. R. Todd Hurst Ms. Laurie J. Blanco 3344 Cross Creek Road Nashville, TN 37215	NEW OWNER	MAP 117-14 PAR 9 FB 07DA 37180

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WES C. QUIGGLE AND WIFE, KARMINE M. QUIGGLE ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to R. TODD HURST AND LAURIE J. BLANCO, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3344 Cross Creek Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of MAY, 2001.

WES C. QUIGGLE

KARMINE M. QUIGGLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, WES C. QUIGGLE AND WIFE, KARMINE M. QUIGGLE, 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, at office, this 17th day of MAY, 2001.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires
September 25, 2004

Davidson County DEEDWARR
Recvd: 05/18/01 13:09 2pgs
Fees:11.00 Taxes:832.50

20010518-0051811

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Plan of Woodmont Estate Number 2, as of record in Plat Book 1130, page 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Wes C. Quiggle and wife, Karmine M. Quiggle by deed from Nell C. Fowler and husband, James L. Fowler and Elizabeth A. Campbell and husband, William L. Campbell of record in Book 9005, page 316, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantees; (2) Charter of record in Book 8081, page 687; (3) Easements of record in Book 3398, page 402 and Book 3464, page 564; and (4) All matters appearing on the Plan of record in Plat Book 1130, page 99, said Register's Office.