40-A

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
Suite 1900, 201 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Pete James Harper
630 Weatherbeaten Place
Hermitage, TN 37076

SEND TAX BILL:
New Owner

MAP AND PARCEL:
Map 64-12-A
Parcel 630CO

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	
Cyntha J. Atkinson	)	CASE NO. 304-08109-KL3-7
	)	CHAPTER 7
Debtor(s).	)	JUDGE Lundin

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, JEANNE BURTON GREGORY, TRUSTEE, AS TRUSTEE FOR CYNTHA J. ATKINSON, in the above captioned cause, and not otherwise ("Grantor"), hereby convey, remise, release and forever quitclaim unto PETE JAMES HARPER ("Grantee"), his successors and assigns, all of the Debtor's right, title and interest in the following described property located at 630 Weatherbeaten Place, Hermitage, Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Grantor's interest in the Property pursuant to Trustee's Motion to Sell Property sent to all creditors and parties in interest on September 16, 2004, and agreed order entered October 18, 2004, in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 304-08109-KL3-7, and no timely objections thereto having been filed.

Wherever 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 my hand this 18th day of November, 2004.

JBG Trustee
Jeanne Burton Gregory, Trustee

Davidson County DEEDQC
Recvd: 11/19/04 16:30 3pgs
Fees:18.00 Taxes:586.45
20041119-0139482

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Burton Gregory, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 18th day of November, 2004.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $158,500.00.

AFFIANT

Subscribed and sworn to before me this 18th day of November, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 630, on the plan of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in Plat Book 6250, page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Fox Run Condominiums, a horizontal property regime established by Master Deed of record in Book 5535, page 713, as amended in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817, Book 8510, page 92 and Book 8510, page 95, said Register's Office.

Being the same property conveyed to Cyntha J. Atkinson by deed from Fox Run Company, Inc., a Tennessee corporation, of record in Book 7096, page 317, said Register's Office. The said Cyntha J. Atkinson has filed for protection under Chapter 7 of the United States Bankruptcy Code, Case No. 304-08109-KL3-7, as evidences by a copy of the Petition of record in Instrument No. 20041119-0139478, said Register's Office. Jeanne Burton Gregory was appointed Chapter 7 Trustee by Notice of Appointment of Interim Trustee and Fixing of Bond of record in Instrument No. 20041119-0139479, said Register's Office. By Motion to Sell and Order to Sell of record in Instrument No. 20041119-0139480 and Instrument No. 20041119-0139481, respectively, said Register's Office, the said Jeanne Burton Gregory was authorized to sell the subject property.