WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$87,200.00**

Carrie D Quinn
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2005.

BARBARA BLACK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Barbara Black
NOTARY PUBLIC

MY COMMISION EXPIRES LARGE
(AFFIX SEAL)

My Commission Expires NOV. 26, 2005

Davidson County DEEDWARR
Recvd: 11/07/05 13:42 3 pgs
Fees:18.00 Taxes:322.64

20051107-0134657

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Carrie Deanna Quinn **Brenda Murphy**	**SAME**	**91.16 367.00**
312 Sentinel Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Timothy John Condra, a married man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Carrie Deanna Quinn, a married woman, and
Brenda Murphy, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters on the Plan of Record in Plat Book 2330, page 148, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(X) Improved
This ( ) Unimproved property is known as: **310 Sentinel Drive**
Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 1st day of **November, 2005.**

Timothy John Condra

Timothy John Condra

Tina Condra

Tina Condra

****** **Tina Condra joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property by virtue of her marriage to Timothy John Condra.**

***** **Timothy John Condra is one and the same as Timothy J. Condra, Timothy Condra, and Timothy J. Condra, Sr.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Timothy John Condra and Tina Condra**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee

This 1st day of **NOVEMBER, 2005.**

Notary Public

My Commission Expires: 01-25-06

TERINA C. GARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JAN. 25, 2006

Exhibit "A"

A CERTAIN TRACT or Parcel of Land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 94 on the Plan of Section III, Valley View, of record in Book 2330, page 148, Register's Office for said County.

Said Lot No. 94 fronts 50 feet on the East side of Sentinel Drive and extends back between parallel lines, 187.6 feet to a dead line.

Being the same property conveyed to Timothy John Condra, by Last Will and Testament of Leila Mae Condra, dated March 10, 1999, and filed for record June 7, 2000 in Instrument No. 20000607-0057027, Register's Office for Davidson County, Tennessee.