This instrument prepared by and return to: FEARNLEY & CALIFF, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 11/10/05 10:38 2 pgs
Fees:13.00 Taxes:166.50
20051110-0136316

WARRANTY DEED

THIS INDENTURE made and entered into this 28th day of October, 2005, by and between GLENN TATE, party of the first part, and BETTY REDDEN, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit Number J-37 as shown on the Plan of Quail Creek Condominium as created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 6328, Page 44, Register's Office of Davidson County, Tennessee, and as shown on Plan of record in Book 6328, Page 89 and 90, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof, together with undivided interest in the common elements of the Quail Creek Homeowner Association, all as described in Master Deed of record in Book 6328, Page 44, et seq.

Being the same property conveyed to Glenn Tate, dated June 10, 2005, recorded June 14, 2005, of record in Instrument No. 20050614-0067854, in the said Register's Office. Being previously conveyed to Secretary of Housing and Urban Development, dated July 7, 2004, of record in Instrument No. 20040729-0091120, in the said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby convenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2004 County real property taxes, being a lien not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book , Page , all being of record in said Register's Office., and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Seller warrants that this property is not his primary residence.

WITNESS the signature of the party of the first part the day and year first above written.

GLENN TATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared GLENN TATE and and , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of October, 2005.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06

Property Owner & Address: BETTY REDDEN

Tax Parcel No.: 051-15-0 A 037.00

Property Address: 420 Walton Lane J37
Madison, TN 37115

MAIL TAX BILLS TO: Betty Redden
420 Walton Lane J37
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $45,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 28th day of October, 2005.

NOTARY PUBLIC

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TENN.

My Commission Expires: 5/16/06