This document prepared by (and after recording return to):	
Name:	**Consumer Trust Title & Escrow, LLC**
Firm/Company:	
Address:	**219 Ward Circle**
Address 2:	**Suite 3**
City, State, Zip:	**Brentwood, TN 37027**
Phone:	**(615) 369-0039**

Davidson County DEEDWARR
Recvd: 12/19/05 12:42 3 pgs
Fees:18.00 Taxes:1121.10

20051219-0151874

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **EUGENE BROOKS QUIGLEY, JR.** hereinafter referred to as "collectively Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **JANET L. TATRO** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 379 ON THE PLAN OF TRACESIDE, SECTION 11, OF RECORD IN PLAT BOOK 11700, PAGES 59 THRU 61, AND INSTRUMENT NO. 200009220094253, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY CONVEYED TO EUGENE BROOKS QUIGLEY AND WIFE KAREN MELDER QUIGLEY RECORDED APRIL 29, 2002 IN INSTRUMENT NO. 20020429-0052339, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY FURTHER CONVEYED TO EUGENE BROOKS QUIGLEY, JR. BY QUITCLAIM DEED OF APRIL 13, 2004 AND RECORDED APRIL 20, 2004 IN INSTRUMENT NO. 20040420-0044449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 155-16-A-379CO

This property is known as: 6512 BUTTERCUP DRIVE, NASHVILLE, TN 37221

Subject to Restrictive Covenants contained in the instruments of record in Book 9435, Page 493, Book 9677, Page 675; Charter of HOA of record in Book 9668, Page 894 and all matters shown on the Plat of record in Book 11700, Pages 59-61 and Inst. No. 200009220094253County, Davidson County, TN, Register of Deeds.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15th day of December 2005.

Grantor
Eugene Brooks Quigley, Jr.

STATE OF Tennessee

COUNTY OF Williamson

On this 15th day of December, 2005, before me personally appeared Eugene Brooks Quigley, Jr., known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W Davis

Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Eugene Brooks Quigley, Jr.
105 Holly Forest
Nshville, TN 37221

Grantee(s) Name, Address, phone:
Janet L. Tatro
6512 Buttercup Drive
Nashville, TN 37221

SEND TAX STATEMENTS TO :
GRANTEE

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$303,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 15th day of December, 2005

Affiant

Type or Print Name

Notary Public

Type or Print Name

(Seal)

My commission expires:

My Commission Expires JAN. 20, 2009