THIS INSTRUMENT PREPARED BY:
HUDNALL, COHN & ABRAMS OF TN, LLC
780 Johnson Ferry Road, Suite 250
Atlanta, GA 30342

Davidson County DEEDWARR
Recvd: 04/12/06 08:17 3 pgs
Fees:18.00 Taxes:304.14
20060412-0041831

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of February, 2006, by and between Laura Gilmer, hereinafter called Grantor, and, Carrie Deanna Quinn, a married woman, and Brenda Murphy, an unmarried woman, their successors and assigns, hereinafter called Grantee;

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land located in Davidson County, 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 Leila Mae Condra and Timothy J. Condra and wife, Tina Condra as Tenants in Common with right of survivorship by deed from Leila Mae Condra, unmarried widow, of record in Book 11364, Page 462, Register's Office for Davidson County, Tennessee. The said Leila Mae Condra having since died and title having vested in Timothy J. Condra and wife, Tina Condra as surviving tenants.

Being the same property conveyed by Substitute Trustee's Deed of record in Instrument No. 20051121-0140360, Register's Office of Davidson County, Tennessee.

TO HAVE AN TO HOLD the above-referenced property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed, this 2nd day of March, 2006.

Laura Gilmer

STATE OF Tenn

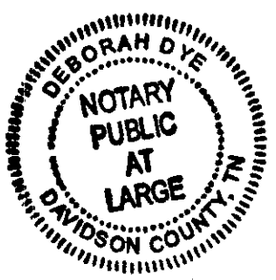
COUNTY OF Davidson

On this day, personally appeared before me, Deborah Dye, a Notary Public for said county and State, Laura Gilmer, to me known to be the person(s) described in and who executed the foregoing instrument and being authorized so to do, and executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand and official seal at office this 2nd day of March, 2006.

Deborah Dye
Notary Public

My commission expires:
7-25-09



FORM FOR OATH

The actual consideration, or value for this transfer, whichever is greater, is $82200.00.

Jennifer James
Affiant

Subscribed and sworn to before me this 22nd day of March, 2006.

Notary Public: [signature]

My commission expires: _____

KATHRYN G. McCRAY NOTARY PUBLIC COBB COUNTY GEORGIA EXPIRES May 6, 2006

ADDRESS NEW OWNER
Carrie Deanna Quinn
Brenda Murphy
312 Sentinel Drive
Nashville, TN 37217

SEND TAX BILLS TO:
Same as above.

MAP/PARCEL NOS.
91.16 367.00

FOS-1037