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Realty Title
Box 488

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 12/06/07 11:56 2 pgs
Fees:13.00 Taxes:614.20

20071206-0141355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Pamela Hutchens
Affiant

Notary Seal present but could not be reproduced

Subscribed and sworn to before me, this 30th day of November, 2007.

Karen Collins
Notary Public
My commission expires: 7-24-2010

Bill Garrett
Davidson County Register of Deeds

03-0711-35109

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Mikkee L. Hall	Magna Bank f/k/a 1st Trust	91-16-0-367
310 Sentinel Drive	P.O. Box 17257	
Nashville TN 37217	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Carrie Deanna Quinn and Brenda Murphy, both unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mikkee L.Hall, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, 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, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Carrie Deanna Quinn, a married woman, and Brenda Murphy, an unmarried woman, by deed from Timothy John Condra, a married man, dated 11-1-05, recorded 11-7-05, in Instrument No. 20051107-0134657, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Carrie Deanna Quinn, a married woman and Brenda Murphy, an unmarried woman, by deed from Laura Gilmer, dated 3-2-06, recorded 4-12-06, in Instrument No. 20060412-0041831, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 310 Sentinel Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of November, 2007.

Carrie Deanna Quinn

Carrie Deanna Quinn

Brenda Murphy

Brenda Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carrie Deanna Quinn and Brenda Murphy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of November, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09