Davidson County DEEDWARR
Recvd: 10/29/08 14:35 1 pgs
Fees:13.00 Taxes:444.00

20081029-0108077

Space reserved for recording information:

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2008.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

WARRANTY DEED

Preparer's File #-08J0715

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brennan W. Curtis and wife Pamela J. Curtis 8148 Settlers Way Nashville, TN 37221	GreenBank Mortgage Division 559 Sam Ridley Parkway West Smyrna, Tennessee 37167	Out of 155-00-104

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ERNEST B. QUINN, JR. AND WIFE, MARTHA QUINN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BRENNAN W. CURTIS AND WIFE PAMELA J. CURTIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Out of Tax/Map ID: 155-00-104

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Ellen's Subdivision, of record in Plat at Instrument No. 20081009-0102521, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Alice S. Quinn by Deed of record in Book 2276, page 533, and part of the same property conveyed to Ernest B. Quinn and wife, Alice S. Quinn by deed of record in Book 2692, page 339, and part of the same property further conveyed to Ernest B. Quinn, Jr. Trustee of The Alice S. Quinn Revocable Trust by Quit Claim Deed from Alice S. Quinn of record in Book 11105, page 882, and part of the same property further conveyed to Ernest B. Quinn, Jr. and wife, Martha Quinn by Quit Claim Deed from Ernest B. Quinn, Jr., Trustee of The Alice S. Quinn Revocable Trust of record in Book 11105, page 884, filed on 09-09-98, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **Lot 1, Ellen's Subdivision, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this **17th** day of **October, 2008**:

Ernest B. Quinn, Jr.

Martha Quinn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ERNEST B. QUINN, JR. AND WIFE, MARTHA QUINN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 17th day of October, 2008.

AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: