THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans: T20090073898 DEEDWARR Recvd: 10/30/09 10:51 2 pgs Fees: 13.00 Taxes: 421.80 20091030-0100262	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00. Nanci C Adkins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October, 2009. Notary Public MY COMMISSION EXPIRES: 2/24/13 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nanci C. Adkins	New Owner	MAP 104-6-A
3415 West End Ave. #801-B		PARCEL 76
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Linda Jean Quigley and Eugene Brooks Quigley, Jr., each acting individually and in their capacity as Personal Representatives of the Estate of Eugene Brooks Quigley, Sr., deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nanci C. Adkins**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 801-B of Continental Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Continental Condominiums of record in Book 5862, page 589, as amended in Book 6135, page 788; Book 6435, page 549; Book 7475, page 137, and Instrument No. 20051024-0128399 and By-Laws attached as Exhibit "C" thereto of record in Book 5862, page 626, and being shown on plats of record in Plat Book 5200, pages 399, 400, 401, as amended in Book 6135, page 788 and Book 6435, page 549 and revised in Plat Book 6900, page 43, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest inn the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Eugene Quigley, an unmarried man by deed from Linda Jean Quigley, unmarried of record in Instrument No. 20060823-0104043, Register's Office for Davidson County, Tennessee, dated August 3, 2006. The said Eugene Quigley having since died testate; pursuant to his Last Will and Testament (filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, as Docket No. 09P-981) he devised his real property unto Linda Jean Quigley and Eugene Brooks Quigley, Jr., the undersigned devisees under the aforementioned Last Will and Testament.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3415 West End Ave. #801-B, Nashville, TN 37203.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this the 26th day of October, 2009.

Linda Jean Quigley

Eugene Brooks Quigley, Jr.

Linda Jean Quigley, Co-Personal Representative of
The Estate of Eugene Brooks Quigley, Sr.

Eugene Brooks Quigley, Jr., Co-Personal Representative of
The Estate of Eugene Brooks Quigley, Sr.

CO-PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **Linda Jean Quigley** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2009.

NOTARY PUBLIC
My Commission Expires: 1-9-12

JAMES R. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, **Eugene Brooks Quigley, Jr.** whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of October, 2009.

NOTARY PUBLIC
My Commission Expires: 1-9-12

JAMES R. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Linda Jean Quigley and Eugene Brooks Quigley, Jr.**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Co-Personal Representatives** of the maker, **The Estate of Eugene Quigley Brooks, Sr.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 26th day of October, 2009.

My Commission expires 1-9-12

Notary Public

JAMES R. CARTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN