Realty Title and Escrow Co., Inc.
808 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Deanne Buchanan
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2010.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

WARRANTY DEED

ET-10-1793

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Cidquita Jackson	Magna Bank (NAME)	
3312 Dockside Drive (ADDRESS)	6525 N. Quail Hollow Rd #300 (ADDRESS)	86-9-25.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis TN 38120 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD J. QUIRK, III, AND WIFE, HOLLY S. QUIRK, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CIDQUITA JACKSON, AN UNMARRIED WOMAN, 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:

Land in Davidson County, Tennessee, being Lot 21, LAKESIDE WOODS ESTATES, SECTION THREE, as shown on plat of record in Plat Book 7900, Pages 218, 219 and 220, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard J. Quirk, III, and wife, Holly S. Quirk by Warranty Deed from Chad Randall Crow, an unmarried man, recorded on the 10th day of April 2000, in Instrument No. 200004100035778, in the Register's Office of Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 3312 Dockside Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of May, 2010.

Richard J. Quirk, III

Holly S. Quirk

BILL GARRETT, Davidson County
Trans: T20100031376 DEEDWARR
Recvd: 05/25/10 11:36 2 pgs
Fees: 13.00 Taxes: 462.50
20100525-0040230

STATE OF Tennessee

COUNTY OF Wilson

On this the 24th day of May, 2010, before me personally appeared Richard J. Quirk, III and Holly S. Quirk to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2010.

Notary Public

My Commission Expires: 09-17-11

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520