BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120021255 DEEDWARR
Recvd: 03/23/12 11:47 2 pgs
Fees:13.00 Taxes:388.50
20120323-0024925

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Susan C Quail
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2012.

Lee A Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN C. QUAIL	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**092-13-0-269.00**
(NAME) **339 CHAMBERLIN STREET**	(NAME) **2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CHRISTOPHER E. QUAIL, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN C. QUAIL, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 5, of Block 27, on the Plan of Plummer Place, of record in Book 161, page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christopher E. Quail, unmarried, from James R. Rounds, unmarried, of record as Instrument No. 20010423-0039825, dated April 18, 2001, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor, Christopher E. Quail.

Unimproved ( )
This is improved(X) property, known as **339 CHAMBERLIN STREET, NASHVILLE, TN 37209**
(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 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 my hand this 21 day of March, **2012**.

CHRISTOPHER E. QUAIL

STATE OF MISSOURI
COUNTY OF Jefferson

Personally appeared before me, **the undersigned**, a Notary Public in and for said County and State, the within named CHRISTOPHER E. QUAIL, the bargainor, with 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 at office this 21 day of March, 2012.

My commission expires: May 28, 2013.

Notary Public

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

MICHELLE MELUGIN
My Commission Expires
May 28, 2013
Jefferson County
Commission #09404190