THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Sumner) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF DECEMBER, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address New Owner Tracel Lockhart 3066 Whitland Crossing Dr. Nashville, TN 37214	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Ste. 900 Nashville, TN 37201	**Map and Parcel:** 096-0-0B-033.00

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

IN RE:	)	
	)	Case No. 312-07220-MH-7
Victor Mark Consulo and	)	Chapter 7
April Michelle Consulo	)	Judge Harrison
	)	
Debtor(s)	)	
	)	

BILL GARRETT, Davidson County
Trans:T20130000502 DEEDQC
Recvd: 01/03/13 09:20 3 pgs
Fees:18.00 Taxes:480.63
20130103-0000611

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jeanne Ann Burton, as Trustee Victor Mark Consulo a/k/a Victor M. Consulo and April Michelle Consulo a/k/a April M. Consulo ("Debtors") in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto Tracel Lockhart *Unmerried ("Grantee"), her heirs and assigns, all of the Debtors' right, title and interest in and to that certain tract of land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's

interest in the Property pursuant to the following: (1) Notice of Trustee's Motion to Sell Property and Pay Expenses of Sale filed in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 312-07220-MH-7 and sent to all creditors and parties in interest on November 16, 2012, a certified copy of which is of record in Instrument No. 20130103000610, Register's Office for Davidson County, Tennessee; and (2) Order Authorizing Trustee's Sale of Property Free and Clear of Liens and Payment of Expenses of Sale entered December 11, 2012, a certified copy of which is of record in Instrument No. 20130103000609, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 have been prorated and paid by Grantor and are assumed by the Grantee.

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 27th day of December, 2012.

Jeanne Ann Burton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Ann Burton, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 27th day of December, 2012.

Notary Public

My Commission Expires: 06/21/16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 3066, on the Plan of Donelson's Place, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564, shown as Exhibit "B" to an amendment of record in Instrument No. 20070712-0083113, further amended in Instrument No. 20070816-0098067 and Instrument No. 20101026-0085599, which was corrected by Scrivener's Affidavit of record in Instrument No. 20101112-0091023, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Victor M. Consulo and wife, April M. Consulo, by deed from First National Bank of PA, of record as Instrument No. 20091214-0113671, dated December 8, 2009, said Register's Office. The said Victor M. Consulo and April M. Consulo have filed for protection under Chapter 7 of the United States Bankruptcy Code, Case No. 3.12-BK-07220, U. S. Bankruptcy Court, Middle District of Tennessee (Nashville). Jeanne Ann Burton has been appointed Trustee in said case.