RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

PREPARED BY:

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (st) Title No: 42061
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/02/01 14:38 2pgs
Fees:11.00 Taxes:1023.05
20010102-0000604

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Suzanne Bradford 4021 Crestridge Drive Nashville, TN 37204	Pulte Mortgage Corporation 7475 South Joliet Street Englewood, Colorado 80112

TAX MAP-PARCEL NUMBERS: 132-02-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 276,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank J. Donato, Jr. and spouse, Alisa B. Donato,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Suzanne Bradford, unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Brookhaven Estates of record in Plat Book 1835, Pages 49,50 & 51, Register's Office for said County.

Said Lot No. 64 fronts 130.0 feet on the northerly margin of Crestridge Drive and extends back 310.0 feet on the easterly line and 374.9 feet on the westerly line to a dead line in the rear, measuring 144.4 feet thereon.

Being the same property conveyed to Frank J. Donato, Jr. and spouse, Alisa B. Donato by deed from Sarah H. Clement, a single person of record in Book 9166, Page 385, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The above described conveyance is subject to; Taxes for the year 2001 and subsequent years; Restrictions of record in Book 1786, Page 501, Book 1969, Page 609, Book 3529, Page 623, said Register's Office; The Plan of record in Plat Book 1835, Pages 49,50 & 51, said Register's Office, shows an owner's certificate, a 75 foot minimum setback line from Crestridge Drive and a 10 foot easement for public utility purposes along the northerly rear line of said lot; and a 2x15 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 4021 Crestridge Drive, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of December, 2000.

Frank J. Donato, Jr. **Alisa B. Donato**

State of Tennessee
County of Davidson

On this 29th day of December, 2000, before me the undersigned authority, personally appeared **Frank J. Donato, Jr.** and **Alisa B. Donato**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 276,500.00

Affiant

Sworn and subscribed before me on the 29th day of December, 2000.

Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN