THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22199-01-2004** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $192,000.00. Affiant Subscribed and sworn to before me this 9th day of January, 2004. Notary Public My Commission Expires:

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/12/04 10:00 2pgs
Fees:13.00 Taxes:710.40

20040112-0004360

WARRANTY DEED

My Commission Expires SEPT. 22, 2007

Address New Owner: Bruce E. Buchanan 1117 Crestfield Drive Nashville, TN 37211	**Send Tax Bills To:** Provident Funding P.O. Box 5913 Santa Rosa, CA 95402-5913	**Tax Information:** Map No.172.12-B Parcel No. 016.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip A. Mahoney and spouse, Carol Anne Pearce Mahoney**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bruce E. Buchanan, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in *Davidson County, Tennessee*, more particularly described on Exhibit "A" hereto.

This is Improved property located at **1117 Crestfield Drive, Nashville, TN, 37211**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of January, 2004.

Philip A. Mahoney

Carol Anne Pearce Mahoney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Philip A. Mahoney and Carol Anne Pearce Mahoney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2004.

Notary Public

My Commission Expires:

JULIA A. HIRT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson, Tennessee, being 328 on the Plan of Section Three, Bradford Hills, as of record in Plat Book 7900, page 6, as amended in Book 7900, Page 239, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Philip A. Mahoney and spouse, Carol Anne Pearce Mahoney by deed dated 6/30/95 from Teresa Roberts Hess, a single person, of record in Book 9724, Page 42, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Declaration of Covenants, Conditions and Restrictions for Bradford Hills Section One of record in Book 8069, Page 170, made applicable in Book 8267, Page 616, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3) By-Laws of Bradford Hills Homeowners Association, of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee
4) Dedication of common area to Bradford Hills Homeowner's Association, Inc. of record in Book 9779, Page 672, Register's Office for Davidson County, Tennessee.
5) Charter of Incorporation of Bradford Hills Homeowners's Association, Inc. of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.
6) All matters appearing on the Plan of record in Book 7900, Page 239, Register's Office for Davidson County, Tennessee.
7) All matters appearing on the Plan of of record in Book 7900, Page 6, Register's Office for Davidson County, Tennessee.