Bx 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

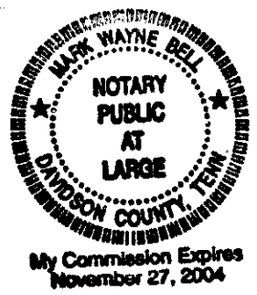
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $140,000.00.

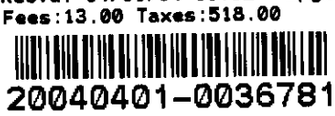
Affiant

Subscribed and sworn before me this the 31st of March, 2004.

Notary Public
My commission expires:



Davidson County DEEDWARR
Recvd: 04/01/04 13:32 2pgs
Fees:13.00 Taxes:518.00



WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cynthia Zmroczek	Cavalry Banking	61-7-126
1014 Broadmoor Dr.	1 Burton Hills Blvd. #110	
Nashville, TN 37216	Nashville, TN 37215	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dianne L. Donato, Unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cynthia Zmroczek, Unmarried, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 7, Block D, as shown on the map entitled Broadmoor, of record in Plat Book 547, page(s) 161 and 162, 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 Anthony D. Donato by deed of record in Book 9983, page 548, Register's Office for Davidson County, Tennessee. The said Anthony D. Donato having since died leaving Dianne L. Donato, Janet Burns a/k/a Janet Donato and Jamie Donato as his heirs at law, and the estate of Anthony D. Donato being fully administered In Re: The Estate of Anthony Daniel Donato, Seventh Circuit Court for Davidson County, Tennesee Probate Division docket No. 00P-1239. Also being further conveyed to Dianne L. Donato by deeds of record as Instrument No. 20021023-129820, and as Instrument No. 20021023-129821, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 1014 Broadmoor Dr., Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 31st of March, 2004.

Dianne L. Donato

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dianne L. Donato, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st of March, 2004.

My commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires November 27, 2004