RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

WARRANTY DEED

THIS INDENTURE, made and entered into this 14 day of FEBRUARY, 2005, by and between **Daniel M. Daddario, a married man**, party of the first part, and Martin L. Donner, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Lot 104, REVISED FINAL PLAT OF WHITWORTH, PHASE 1 Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 140 thru 144, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Daniel M. Daddario by Warranty Deed from Rochford Realty and Construction, recorded the 6th day of December, 1993 in Deed Book 9175, Page 697, in the Register's Office of Davidson County, Tennessee.

For information purposes the property is also commonly known as: 88 Victoria Park, Nashville, TN 37205

Title to the aforedescribed property is vested in Daniel M. Daddario. Dawn Daddario joins in the insured instrument for the purpose of conveying any interest she has in said property by virtue of her marriage to Daniel M. Daddario, but does not undertake any of the other obligations set forth in the insured instrument or referred to therein.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT OF WHITWORTH, PHASE 1, as recorded in Plat Book 7900, Page(s) 140 thru 144 and Plat Book 6900, Page 838 thru 840; Covenants, Conditions and Restrictions as set forth in Instrument recorded in Book 8026, Page 305 amended in Book 9144, Page 153; amendment and supplement in Book 8282, Page 45 and Book 9778, Page 27 and declaration of annexation in and Book 8047, Page 243 and Book 10503, Page 139 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); Terms and provisions of by-Laws of Whitworth Homeowners Association recorded in Book 8026, Page 335 and Instrument No. 20020812-0097386; Charter of The Whitworth Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523; Deed of Conveyance to The Whitworth Homeowners Association recorded in Book 9778, Page 29; in said Register's Office.

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.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 04/11/05 14:55 2 pg
Fees:13.00 Taxes:1794.50
20050411-0039932

Daniel M. Daddario

Dawn Daddario

STATE OF NEVADA

COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Daniel M. Daddario,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14 day of FEBRUARY, 2005.

Notary Public

My commission expires: 9/24/07

BRANDON KATZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 03-84533-1
MY APPT. EXPIRES SEPT. 24, 2007

STATE OF NEVADA

COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, **Dawn Daddario,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 14 day of FEBRUARY, 2005.

Notary Public

My commission expires: 9/24/07

BRANDON KATZ
NOTARY PUBLIC
STATE OF NEVADA
APPT. No 03-84533-1
MY APPT. EXPIRES SEPT. 24, 2007

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $485,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of March, 2005

Notary Public

My commission expires:

(SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:
88 Victoria Park
Nashville, TN 37205

MAIL TAX NOTICES TO:
Countrywide Mortgage Ventures, LLC d/b/a Paragon Financial Mortgage
7105 Corporate Drive, Suite A
Plano, TX 75024

NAME AND ADDRESS OF PROPERTY OWNERS:
Martin L. Donner
88 Victoria Park
Nashville, TN 37205
TAX PARCEL NO.: 104-14-6-49 CO

Prepared By:
Grace Title & Escrow, Inc.
6077 Primacy Parkway, #121A
Memphis, TN 38119

Return To:
GRISSIM TITLE &ESCROW, LLC
2309 Crestmoor Road, Suite300
Nashville, TN 37215