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

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/05 13:57 2 pgs
Fees:13.00 Taxes:517.63

20050606-0064276

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2005

Notary Public

MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
William L. Bradley, Jr.	PHH Mortgage Corp.	Map 85
3264 Knobview Drive	3000 Leadenhall Road	Group 13
Nashville, TN 37214	Mount Laurel, NJ 08054	Parcel 5

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nancy Donovan and Patricia Scott a/k/a Patsy Scarborough and Shaun Donovan a/k/a Shawn Donovan and Robert M. Donovan a/k/a Michael Donovan

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
William L. Bradley, Jr.
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 32, on the Plan of Nob Hill, a Subdivision of a part of the A.H. Roberts Tract, of record in Plat Book 2663, Page 31, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Nancy Donovan, Patricia Scott, Shawn Donovan, and Michael Donovan by Quitclaim Deed from Angela Fay Donovan Reeves, of record in Instrument 20050323-0031781, Register's Office for said County. See also previous deed of record in Instrument 20030710-0095556, Register's Office for said County. See also deed of record in Book 10675, Page 494, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2698, Page 468, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 31, said Register's Office.

Patricia Scott and Patsy Scarborough being one in the same person.
Shaun Donovan and Shawn Donovan being one in the same person.
Robert M. Donovan and Michael Donovan being one in the same person.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Instrument No: 20050606-0064275
said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3264 Knobview Drive, Nashville, TN 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; 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. 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 our hands this 19th day of May, 2005.

Nancy Donovan

Patricia Scott
By: Shaun Donovan, Attorney-in-Fact

Shaun Donovan

Robert M. Donovan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Shaun Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Patricia Scott a/k/a Patsy Scarborough as her Attorney in Fact as the free act and deed of the within named Patricia Scott.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shaun Donovan, a/k/a Shawn Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert M. Donovan a/k/a Michael Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 2005.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.