This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Richard Nass
7233 River Bend Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

Davidson County DEEDWARR
Recvd: 07/06/05 09:29 2 pgs
Fees:13.00 Taxes:823.25

20050706-0077232

MORTGAGEE:
SunTrust Mortgage, Inc.
201 Fourth Avenue North, 7th Floor
Nashville, TN 37219

MAP	**141-12**
GROUP	**C**
PARCEL	**86.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jeffrey M. Donohoe and wife, Michele Dacchille Donohoe,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Richard Nass, unmarried**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 86 on the Plan of River Bend of record in Book 6900, pages 504 and 505,amended by Surveyor's Certificate of Correction in Book 7465, page 833, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey M. Donohoe and wife, Michele Dacchille Donohoe by deed from Sam Kennedy and wife, Lee Ann Kennedy of record in Instrument No. 20030702-0091615, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **7233 River Bend Road, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **29th** day of **June, 2005.**

Jeffrey M. Donohoe

Michele Dacchille-Donohoe, by Jeffrey M. Donohoe, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey M. Donohoe**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jeffrey M. Donohoe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Attorney in Fact** for **Michele Dacchille-Donohoe** and that as said **Attorney in Fact** he executed the within Warranty Deed for the purposes therein contained by signing the name of **Michele Dacchille-Donohoe** as her free act and deed..

WITNESS my hand and official seal this 29th day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $222,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2005.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008