BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 15:38 3 pgs
Fees:18.00 Taxes:847.30
20050812-0095952

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 229,000.00

x Eric B. Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July 2005

Notary Public

MY COMMISSION EXPIRES: April 22 AT 2009
(AFFIX SEAL)

STEPHEN WESTBROOK NOTARY PUBLIC LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric B. Davidson (NAME)	PHH Mortgage Corp. (NAME)	104-06-0-M
223 Fairmont Court (ADDRESS)	3000 Leadenhall Road (ADDRESS)	23.00CO
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (CITY) (STATE) (ZIP)	

FOR AND 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, Sharon B. Tillman and Russanne Buchi (Fotte) and Russell Buchi, Jr. and Richard O. Quill, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric B. Davidson, unmarried

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:

Land in Davidson County, Tennessee, being Unit No. B-3 on the Plan of Fairmont Court Condominiums, A/K/A Fairmont Square II, according to the Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221 and revised by Book 6823, page 962 and Book 6893, page 62, in the Register's Office for said County, and more particularly described in Plat Book 6900, page 98, said Register's Office, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to E.R. Buchi, Sr., Sharon B. Tillman, Gloria B. Quill and Russanne Buchi and Russell Buchi, Jr., as tenants-in-common, by deed from Fairmont Associates, II, a joint venture of record in Book 8640, page 844, Register's Office for Davidson County, Tennessee. E.R. Buchi, Sr. conveyed his interest in subject property to Sharon Tillman, Gloria Quill, Russanne Buchi and E.R. Buchi, Jr. by quitclaim deed of record in Book 9531, page 215, Register's Office for said County. Gloria B. Quill died testate, a resident of Dekalb County, Georgia, on October 14, 1997. The Last Will and Testament of Gloria Buchi Quill (one and the same as Gloria B. Quill) was admitted by order for Ancillary Probate in the Seventh Circuit Court of Davidson County, Tennessee, on January 26, 1999. Richard O. Quill, Jr. conveys the subject property as the sole beneficiary of Gloria B. Quill,

CONTINUED

unimproved ( )
This is improved (X) property, known as 223 Fairmont Court, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 29th day of July, 2005

Sharon B. Tillman by Russell Buchi Jr. atty. in fact
Sharon B. Tillman

Russell Buchi Jr.
Russell Buchi, Jr.

Russanne Buchi-Fotte by Russell Buchi Jr. atty. in fact
Russanne Buchi-Fotte

Richard O Quill by Russell Buchi Jr. atty. in fact
Richard O. Quill, Jr.

LEGAL DESCRIPTION CONTINUATION

deceased. See Last Will and Testament of record in Instrument No. 20020710-0083186, said Register's Office.

Russanne Buchi having since married and now being known as Russanne Buchi-Fotre.

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 Russell Buchi, Jr., 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 seal at Nashville, Tennessee this 29th day of July, 2005.

Notary Public at Large

My Commission Expires: 04/22/09

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 Russell Buchi, Jr., 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 instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Russanne Buchi-Fotre and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public at Large

My Commission Expires: 04/22/09

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 Russell Buchi, Jr., 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 instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Richard O. Quill, Jr. and that he is authorized by him to execute this instrument on his behalf.

Witness my hand and seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public at Large

My Commission Expires: 04/22/09

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 Russell Buchi, Jr., 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 instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Sharon B. Tillman and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public at Large

My Commission Expires: 04/22/09