File #05-7659

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

This Instrument Prepared by Andrew Werner
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

Davidson County DEEDWARR
Recvd: 09/07/05 10:40 3 pgs
Fees:18.00 Taxes:925.00

20050907-0107295

STFM-14912

WARRANTY DEED

THIS INDENTURE, made this 25 day of April, A.D., 20 05, between **STEPHAN W. BRIDGES, a married man and STEPHANIE H. BRIDGES, his wife**, of the City of NASHVILLE, State of TENNESSEE, First Parties, and **LandAmerica OneStop, Inc. Trust, dated May 1, 2003**, of the City of Wayne, State of Pennsylvania, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and no/100---------- ($10.00----------) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND in Davidson County, Tennessee, being Lot No. 89 on the Plan of Section Two, Merritt Downs of record in Instrument Number 20030904-0128443, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephan W. Bridges, a married man and Stephanie H. Bridges, his wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record at Instrument Number 20040505-0051343, Register's Office for Davidson County, Tennessee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except see attached EXHIBIT "A".

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Stephan W. Bridges (L.S.)
Stephan W. Bridges

_____(L.S.)

Stephanie H. Bridges (L.S.)
Stephanie H. Bridges

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **STEPHAN W. BRIDGES, a married man and STEPHANIE H. BRIDGES, his wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in Davidson County, this 25 day of April 2005

Notary Public

My Commission expires 3/21/2009

BOBBY BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER LandAmerica OneStop, Inc.
ADDRESS Two Devon Square, 744 W. Lancaster Avenue
Wayne, Pennsylvania 19087-2594

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
LandAmerica OneStop, Inc.
ADDRESS Two Devon Square, 744 W. Lancaster Avenue
Wayne, Pennsylvania 19087-2594

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 250,000.00. Affiant

Subscribed and sworn to before me this 25 day of April 2005.

Notary Public

BOBBY BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

EXHIBIT 'A'

1. All Davidson County Real Property Taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 64-8-A, PARCEL 50 CO).

2. All matters as set forth on the Plan of Section Two, Merritt Downs, of record at Instrument Number 20030904-0128443, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Restrictive Covenants of record at Instrument Number 20010604-0057881, Register's Office for DAVIDSON County, Tennessee.

4. Amended and Restated Declaration of Restrictive Covenants of record at Instrument Number 20010608-0060786, Register's Office for DAVIDSON County, Tennessee.

5. First Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants of record at Instrument Number 20040330-0035673, Register's Office for DAVIDSON County, Tennessee.

6. Second Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants of record at Instrument Number 20040716-0085315, Register's Office for DAVIDSON County, Tennessee.

7. Supplementary Declaration to Amended and Restated Declaration of Restrictive Covenants of record at Instrument Number 20041123-0140102, Register's Office for DAVIDSON County, Tennessee.

8. By-laws of Merritt Downs Homeowner's Association of record at Instrument Number 20010608-0060780, Register's Office for Davidson County, Tennessee.

9. Corporate Charter of Merritt Downs Homeowners Association, Inc., of record at Instrument Number 20010608-0060785, and re-stated Charter, of record at Instrument Number 20011127-0129417, Register's Office for Davidson County, Tennessee.