RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
FILE BOX " 7 " SP44744

Davidson County DEEDWARR
Recvd: 07/12/06 13:54 2 pgs
Fees:13.00 Taxes:569.80
20060712-0083940

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $154,000.00

Affiant

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

Subscribed and sworn to before me, this 28th day of June, 2006.

Notary Public
My commission expires: 3-27-07

MY COMMISSION EXPIRES: MARCH 27, 2007

15-0605-150727

Address of New Owner:	Send Tax Bills to:	Tax Information
Loretta Donovan 509 Riverway Cove Old Hickory TN 37138	NEW OWNER	53-06-0-B-84.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Judith J. Garfield, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Loretta Donovan,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Waterford, Phase 5B, of record in Book 7900, Pages 838-839, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judith J. Ridley by deed from Larry Powell, dated November 15, 1995, of record in Book 9863, Page 68, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judith J. Garfield by quitclaim deed from Judith J. Garfield f/k/a Judith J. Ridley, dated February 15, 2004, of record in Instrument No. 20040520-0059249, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 509 Riverway Cove, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of June, 2006.

Judith J. Garfield

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Judith J. Garfield , ~~with whom I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in ~~Old Hickory, TN~~, this 28th day of June, 2006.

F. Shams

State of ~~Tennessee~~ California at Large

My Commission expires 11/11/07

F. SHAMS
Commission # 1450855
Notary Public - California
Ventura County
My Comm. Expires Nov 11, 2007