Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/23/07 09:16 3 pgs
Fees:18.00 Taxes:462.50
20070523-0061337

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2007.

Notary Public
My commission expires: Aug. 20, 2007

CHRISTOPHER JACKSON Notary Public At Large WILLIAMSON COUNTY, TN

02-0704-45410

Address of New Owner:	Send Tax Bills to:	Tax Information
Amanda Kate Donohoe 4109 Tea Garden Way Antioch TN 37013	USAA Federal Savings Bank 10750 McDermott Frwy San Antonio, TX 78288	150-14-0-086.00

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, Timothy James Hartman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amanda Kate Donohoe and husband Thomas J. Donohoe, 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:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Lot 6 Addition to Jamestown Estates, of record in Book 6050, Page 565, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas G. Hartman by deed from Southeast Builders Group, a Tennessee General Partnership, dated May 3, 1996, recorded May 7, 1996, of record in Book 10042, Page 517, Register's Office for Davidson County, Tennessee. The said Thomas G. Hartman having since died. By will of Thomas Gene Hartman, Docket No. 06P1290 Office of the Davidson County Probate Court Clerk, subject property was devised to Timothy James Hartman.

Edith Maria Hartman Rybkoski joins in the execution of this instrument to convey any interest she may have as Executrix of the Estate of Thomas Gene Hartman.

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 4109 Tea Garden Way, Antioch, TN 37013

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 30 day of April, 2007.

Timothy James Hartman

Timothy James Hartman

STATE OF VIRGINIA
COUNTY OF

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

Witness my hand in Virginia Beach, VA, this 30 day of April, 2007.

Caralin E. Negron

State of Virginia at Large

My Commission expires

CARALIN E. NEGRON
NOTARY
COMMISSION
EXPIRES
MAY 31, 2008
PUBLIC
COMMONWEALTH OF VIRGINIA

WITNESS my hand this 17th day of MAY, 2007.

Edith Maria Hartman Rybkoski, Executrix

Edith Maria Hartman Rybkoski,
Executrix

STATE OF OHIO
COUNTY OF Stark

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edith Maria Hartman Rybkoski, Executrix of the Estate of Thomas Gene Hartman, 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 in the capacity and for the purposes therein contained.

Witness my hand in Canton, OH, this 17th day of MAY, 2007.

State of Ohio at Large

My Commission expires

NOTARIAL SEAL STATE OF OHIO

SCOTT H. BERKELEY
Notary Public, State of Ohio
My Commission Expires
September 27, 2009