WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Aloysius Donovan	Fifth Third Mortgage Company	Parcel ID:
2616 Western Hills Drive	5050 Kingsley Drive, MD 1MOB 2S	07303001600
Nashville, TN 37214	Cincinnati, OH 45263	

FOR AND IN 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

Sheryl D. Stroud, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Aloysius Donovan and wife, Maureen Donovan
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:

BEING Lot No. 65, on the Plan of Sutherland Heights, Section 2, of record in Book 2663, Page 58, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sheryl D. Stroud, unmarried, by Warranty Deed from James W. Shumate and James Dale Shumate and Ann Carolyn Shumate, of record in Book 9216, page 219, said Register's Office.

This conveyance is subject to all matters appearing on the plan of record in Plat Book 2663, page 58, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2616 Western Hills Drive, Nashville, TN 37214

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 my hand this 21st day of November, 2008.

Sheryl D. Stroud

Sheryl D. Stroud

Davidson County DEEDWARR
Recvd: 11/25/08 13:34 2 pgs
Fees:13.00 Taxes:662.30

20081125-0115514

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 Sheryl D. Stroud, 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 for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 2008.

My Commission Expires: 11-22-10

Notary Public

