THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120031721 DEEDWARR
Recvd: 05/01/12 11:34 2 pgs
Fees:13.00 Taxes:1324.60
20120501-0037152

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***358,000.00.

Affiant

Subscribed and sworn to before me this 27 day of April, 2012.

Notary Public

My Commission Expires: 9/5/12

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Robert M. Donnell, Jr. 3521 Crestridge Drive Nashville, Tennessee 37204	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, Tennessee 37067	MAP 118-14-0 PARCEL 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty Eight Thousand and 00/100 Dollars ($***358,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Christopher A. Stovall, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Robert M. Donnell, Jr. and wife, Carrie A. Donnell, (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. 28, Longview Manor, Sections One and Two, as shown on plat of record in Plat Book 1424, page 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Christopher A. Stovall, an unmarried man, by Warranty Deed dated March 28, 2007, from Sam W. McClendon, Jr. of record as Instrument No. 20070410-0042162 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3521 Crestridge Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 27 day of April, 2012.

Christopher A. Stovall

Christopher A. Stovall

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 Christopher A. Stovall, the bargainor, 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 official seal this 27 day of April, 2012.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY