BOOK 10450 PG 521

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Ct., Hendersonville TN 37075

(FROM INFORMATION PROVIDED BY THE PARTIES)

WARRANTY DEED

New Owner:	**Send Tax Bills To:**	**Map & Parcel:**
DOUGLAS L. McMAHON and wife, JANET L. McMAHON 118 Swanton Court Goodlettsville TN 37072	As of Record	Map 26-6 Parcel 112

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **E.C. CHANCE**, hereinafter referred to as ***Grantor***, has this day bargained and sold, and does hereby transfer and convey unto the said **DOUGLAS L. McMAHON and wife, JANET L. McMAHON**, hereinafter referred to as *Grantees*, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Phase II, Section II, Windsor Green of record in Plat Book 6900, Page 549, said Register's Office, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to E.C. Chance and wife, Malinda E. Chance, by deed from Phillips Builders, Inc. dated June 8, 1989, and filed for record in Book 7866, Page 846, Register's Office of Davidson County, Tennessee. E.C. Chance is the sole owner of the subject property pursuant to the survivorship clause in said deed, the said Malinda E. Chance having since died.

This is improved property known as 118 Swanton Court, Goodlettsville, Davidson County, Tennessee 37072.

This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **DOUGLAS L. McMAHON and wife, JANET L. McMAHON**, their successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to the said **DOUGLAS L. McMAHON and wife, JANET L. McMAHON,** their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS MY HAND this 9 day of MAY, 1997.

E.C. CHANCE

MAIL ENV.

FILED & RECORDED
DAVIDSON COUNTY, TN.
97 MAY 12 AM 9:35

IDENTIF. & REFERENCE

03033692

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 110,000.00.

E.C. Chance

Sworn to and subscribed before
me on this the 2 day of
May, 1997.

Frances E Chance

NOTARY PUBLIC

My Comm. Expires: 5-23-98

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, E.C. CHANCE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Madison, Tennessee, on this the 2nd day of May, 1997.

Frances E Chance

NOTARY PUBLIC

My Comm. Expires: 5-23-98

realprop\chanceec.dee

97 13 05/12 0101 03CHECK 416.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

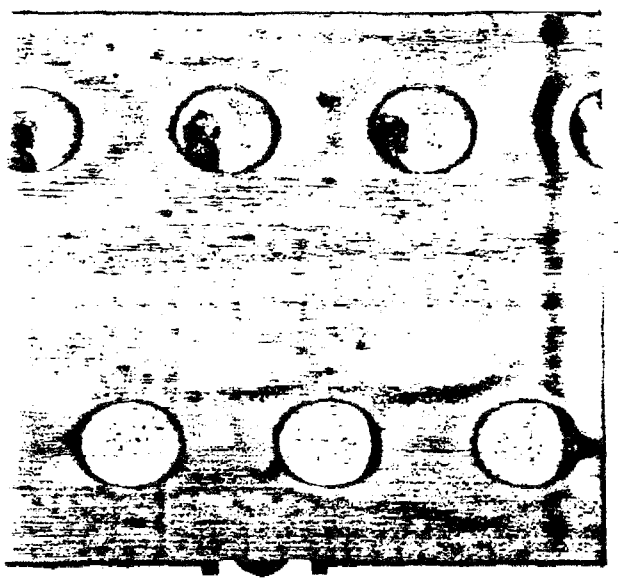
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 110000.00

CON TX 407.00

PRFEE 1.00

WDEED 8.00

TOTAL 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 416.00

05/12/97 01 09:41 0001 9713

0303692

IDENTIF. ↑ REFERENCE

97 MAY 12 AM 9:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1149758