Davidson County DEEDWARR
Recvd: 02/06/02 15:47 2pgs
Fees:13.00 Taxes:340.03

20020206-0016711

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2002.

NOTARY PUBLIC: 4/10/05
MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrtick M. Delaney 706 Linden Green Hermitage, TN 37076	National Bank of Commerce 115 29th Ave. South Nashville TN 37212	Map 74.04 Parcel 103

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,

Daniel P. Zavatchen and wife, Christina R. Zavatchen

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patrick M. Delaney

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 145 ON THE PLAN OF HERMITAGE HILLS, SECTION 12, AS OF RECORD IN PLAT BOOK 4675, PAGE 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO DANIEL P. ZAVATCHEN AND WIFE, CHRISTINA R. ZAVATCHEN, BY WARRANTY DEED FROM LINDEN GREEN VENTURE, A TENN. GENERAL PARTNERSHIP DATED SEPTEMBER 23, 1994 AND OF RECORD IN BOOK 9476, PAGE 411, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 10' utilities and drainage easement along the rear of property; and a 2½' X 25' utility anchor easement over the Northwest and Southwest portion of said property.
3) Property is subject to Restrictive Covenants contained in Book 4820, Page 611, and amended in Book 4960, Page 506, and Book 4969, Page 667, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 706 Linden Green, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 our hand(s) this 31st day of January, 2002.

Daniel P. Zavatchen

Christina R. Zavatchen

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daniel P. Zavatchen and wife, Christina R. Zavatchen, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076