Davidson County DEEDWARR
Recvd: 06/15/04 14:00 2pgs
Fees:13.00 Taxes:431.05

20040615-0070722

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$116,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
10th ~~DAY OF~~ June, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

Bradley V. Emery
Notary Public at Large
Davidson Co. Tenn.

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 |
|---|---|---|
| Debra Ann McMahan<br>132 Hillcrest Drive<br>Madison, TN 37115 | Same as New owner | Map 53.16<br>Parcel 138 |

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 Zavatchen and Christina Zavatchen (by and through Daniel Zavatchen, Attorney in Fact), husband and wife**

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

DEBRA (DA)
**~~Deborah~~ Ann McMahan**

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. 6 ON THE PLAN OF PITTS AVENUE SUBDIVISION, AS OF RECORD IN PLAT BOOK 5210, PAGE 132, AMENDED IN PLAT BOOK 7591, PAGE 540, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO DANIEL ZAVATCHEN AND CHRISTINA ZAVATCHEN, HUSBAND AND WIFE BY DEED FROM JAMES E. HAYES AND WIFE, VICTORIA HAYES, DATED JULY 30, 1997, AND OF RECORD IN BOOK 10552, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5210, Page 132, and amended in Book 7591, Page 540, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 103 Cassie Bell Drive, Old Hickory, TN 37138
(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 10th day of June, 2004.

Daniel Zavatchen

Christina Zavatchen By: Daniel Zavatchen atty. in fact
Christina Zavatchen by Daniel Zavatchen, atty in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Daniel 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 10th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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 Daniel Zavatchen., Attorney-in-Fact for Christina Zavatchen, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Christina Zavatchen for the purposes therein contained.

WITNESS my hand and official seal this 10th day of June, 2004

NOTARY PUBLIC

My Commission Expires:

11-26-2005

SUSAN FRENSLEY NEWTON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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