6

Davidson County DEEDWARR Recvd: 04/01/05 16:07 2 pgs Fees:13.00 Taxes:847.30 20050401-0035758	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $229,000.00. Affiant Subscribed and sworn to before me, this the 28th day of March, 2005. Notary Public My commission expires: 11-26- (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 370

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Russell Zavitson and Steve Dukes	Countrywide Bank	**104-10-246.00**
504-506 Lancaster	750 Old Hickory Blvd. #180	
Nashville, TN 37212	Brentwood, Tennessee 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Robert Kincaid, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Russell Zavitson and wife, Debbie D. Zavitson as Joint Tenants with right of survirvorship as to an undivided ½ interest and Steve Dukes and wife, Aimee Dukes as Joint Tenants with right of survirvorship as to an undivided ½ interest, all as Tenants in Common

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 3 on the plan of the resubdivision of Lots 172 & 178 on the map of R.W. Grizzard not of record which resubdivision is of record in Plat Book 4885, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Robert Kincaid, an unmarried man by deed from Mildred Elizabeth Sullivan Gary of record in Instrument No.20010801-0081779 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **504-506 Lancaster , Nashville, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 28th day of March, 2005.

Robert Kincaid

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Robert Kincaid**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **March, 2005.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

E. MANNIX
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 25, 2006