State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for the transfer is $80,000.00

Affiant

Subscribed and Sworn to Before Me, This The 13th Day of June, 2005

Notary Expires 1/26/08

DAVIDSON COUNTY, TENNESSEE NOTARY PUBLIC ANITA LESTER STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY CRISTI SCOTT, CLERK AND MASTER
CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE
NASHVILLE, TENNESSEE

THIS INDENTURE, made the 16th day of June A. D. 2005, between CRISTI SCOTT, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and DAVID ZECH AND CHERYL ZECH, parties of the second part,

WITNESSETH, that an offer for the purchase of the real estate hereinafter described was submitted to said Court by said DAVID ZECH AND CHERYL ZECH, and by an order of said Court, in the case of CAROL N. COBB, Plaintiff, and JOSEPH S. KOCSIS, ET AL, Defendants, Case No. 04-1379-II, and entered as Order I. D. No. 489708,* the said Court did approve and accept said offer and sell said real estate upon the terms thereof to the said DAVID ZECH AND CHERYL ZECH in fee simple absolute for EIGHTY THOUSAND DOLLARS AND NO CENTS ($80,000.00), said consideration having been paid as required by the order,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CRISTI SCOTT, as Clerk and Master, does transfer and convey to DAVID ZECH AND CHERYL ZECH in fee simple absolute and to their heirs and assigns forever, the parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 47 on Moncrief's Subdivision, of the Allen Mathes Lands, not of record, and more particularly described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:

Davidson County DEEDWARR
Recvd: 06/30/05 15:25 5 pgs
Fees:28.00 Taxes:296.00
20050630-0075627

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lot Nos. 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corner of Lot No. 46;

* attached as Exhibt A

FILE BOX 45

thence with the line between Lot Nos. 47 and 46, 345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between Lot Nos. 47 and 48, 288 feet to the point of beginning.

Being the same property conveyed to Joseph S. Kocsis and Carol N. Cobb by deed recorded 4/4/2000 from Jeffrey L. Senters and wife, Sheila L. Senters of record in Instrument No. 200004040033571, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging to DAVID ZECH AND CHERYL ZECH in fee simple absolute and to their heirs and assigns forever,

IN WITNESS WHEREOF, the said CRISTI SCOTT, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Cristi Scott
CLERK AND MASTER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, ~~Vicki Bailey~~ Jana Herrera, a Notary Public in and for said County and State, the within named CRISTI SCOTT, Clerk and Master, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 16th day of June, 2005.

New Owner & Address
David Zech
521 Moncrief Avenue
Goodlettsville, TN 37072

Tax Bills to:
Owner

Map 25 Group 3 Parcel 17

JANA HERRERA NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Jana Herrera
NOTARY PUBLIC

My Commission Expires NOV. 24, 2007

489708

RECEIVED
APR 22 2005
Day. Co. Chancery Court

FILED
2005 APR 28 PM 2:17
DAVIDSON CO. MASTER & CHANCERY CL.

EXHIBIT A

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE
AT NASHVILLE Bookkeeping

CAROL N. COBB, **Plaintiff**	)	
VS.	)	**NO.: 04-1379-II**
JOSEPH S. KOCSIS & CITIFINANCIAL MORTGAGE COMPANY **Defendants**	)	

NF

ORDER

This cause came on to be heard this 11th day of February, 2005, before the Honorable Carol McCoy, Chancellor, on motion of the Plaintiff to approve contract for sale of real property, and it appearing that the motion is well taken;

It is therefore ORDERED, ADJUDGED AND DECREED that the contract dated December 28, 2004, for the sale of the real property located at 521 Moncrief Avenue in Goodlettsville, Davidson County, Tennessee, for the sum of Eighty Thousand and .00/100 ($80,000.00) is reasonable and is hereby approved by the Court.

It is further ORDERED, ADJUDGED AND DECREED that the real property located at 521 Moncrief Avenue in Goodlettsville, Davidson County, Tennessee, shall be divested out of Carol N. Cobb and Joseph S. Kocsis, and shall be and is hereby vested in the purchasers, David Zech and Cheryl Zech, in fee simple absolute, and the Clerk is directed to prepare a deed accordingly. The Clerk is authorized to receive the sale proceeds in the amount of $80,000.00 and shall disburse said payments as follows:

OK
SD

APPROVED FOR ENTRY:

L. R. DeMARCO #2652
Attorney for Plaintiff
Suite 400, Washington Square
214 Second Avenue North
Nashville, TN 37201-1602
(615) 256-6681

Carol N. Cobb by LRD

CAROL N. COBB

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing Order has been mailed postage prepaid to Mr. Joseph S. Kocsis, Apt. 6, 414 28th Avenue North, Myrtle Beach, SC 29577, and 217 Rayon Drive, Old Hickory, TN 73138, and Citifinancial Mortgage Company, P.O. Box 142199, Irving, TX 75014-2199, this 22nd day of April, 2005.

L. R. DeMARCO

Beck & Beck	$4,800.00
David & Cheryl Zech - 2005 Taxes	383.88
Metropolitan Escrow, Inc.	710.00
ABC Pest Control	55.00
Metropolitan Trustee - 2004 Taxes	825.63
Metropolitan Government	1,079.58
City Tax Collector - Goodlettsville - 2004 City Taxes	152.67

The Clerk shall pay from the balance of the proceeds the court costs, 2003 taxes, and Citi-Financial Mortgage Company. Said property is more particularly described as follows:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 47 on Moncrief's Subdivision, of the Allen Mathes Lands, not of record, and more particularly described according to a survey by Stephen A. Draper, Surveyor, September 22, 1960, as follows:

Beginning on the easterly margin of Moncrief Avenue at the common corners of Lot Nos. 48 and 47; thence following Moncrief Avenue in a northerly direction 114 feet to the common corner of Lot No. 46; thence with the line between Lot Nos. 47 and 46, 345 feet to a point; thence in a southerly direction 100 feet to a point in line of Lot No. 48; thence with the line between Lot Nos. 47 and 48, 288 feet to the point of beginning.

Being the same property conveyed to Joseph S. Kocsis and Carol N. Cobb by deed recorded 4/4/2000 from Jeffrey L. Senters and wife, Sheila L. Senters of record in Instrument No. 200004040033571, Register's Office for Davidson County, Tennessee.

Enter this ____ day of _____, 2005.

Carol L McCoy

CAROL McCOY, CHANCELLOR

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE THIS 12 DAY OF [illegible] 2005

CRISTI SCOTT, CLERK & MASTER

BY _____ DEPUTY

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