Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Marissa M. Zaunbrecher
2609 Highview Drive
Nashville, TN 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wachovia Mortgage Corporation
1525 West WT Harris Blvd
Charlotte, NC 28262

MAP 73-13
GROUP
PARCEL 129.00

Davidson County DEEDWARR
Recvd: 06/12/07 13:30 2 pgs
Fees:13.00 Taxes:592.00
20070612-0070412

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Steven C. Mitchell, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Marissa M. Zaunbrecher, unmarried** hereinafter called the GRANTEE, her 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. 9 on the Plan of Dugger Heights, Section III, of record in Plat Book 1835, page 54, Register's Office, Davidson County, Tennessee.

Said Lot 9 fronts 84 feet on the northerly side of Highview Drive and runs back between parallel lines 177 feet to a dead line.

Being the same property conveyed to Steven C. Mitchell, married by deed from Stephanie Murphy of record in Instrument no. 20040303-0024363, Register's Office for Davidson County, Tennessee.

Cora Lynn Mitchell, spouse of Steven C. Mitchell hereby joins in this conveyance to transfer any right, title or interest she may have in subject property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **2609 Highview Drive, Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **1st** day of **June, 2007.**

Steven C. Mitchell

Cora Lynn Mitchell

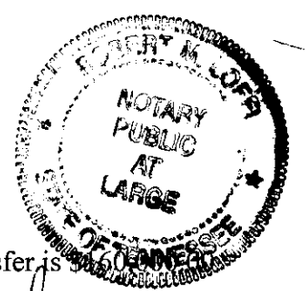
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven C. Mitchell and Cora Lynn Mitchell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $60,000.00

AFFIANT

Subscribed and sworn to before me on this 1st day of June, 2007.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008

