STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 2009.

Notary Public
MY COMMISSION EXPIRES: 6/29/2010
File No. G9-7772D

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20090048953 DEEDWARR
Recvd: 07/21/09 09:04 2 pgs
Fees:13.00 Taxes:607.17
20090721-0068127

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Douglas W. Mabry and Dana Mabry, husband and wife (NAME)	Churchill Mortgage Co (NAME)	43-5-128
744 Delaware Drive (STREET ADDRESS)	761 Old Hickory Blvd (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Phillip M. McMahon, Eddie McMahon, Gerry T. McMahon, and Amy Diotte, Heirs of The Estate of Ann P. McMahon,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas W. Mabry and Dana Mabry, husband and wife,** 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. 12 on the plan of BLOCK C, CEDARCREST ESTATES, as shown by plat of record in Plat Book 974, Page 15, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ann P. McMahon from Amelia M. Winsett, by Quit Claim Deed dated April 15, 2009, as Instrument No. 200707300090250, in the Register's Office for Davidson County, Tennessee. The said Ann P. McMahon having since died intestate on March 4, 2009. See Affidavit of Heirship of record as recorded as Instrument No. 20090721-0068123, Register's Office for Davidson County, Tennessee evidencing said heirs to sign for subject sale.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2008 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Phillip M. McMahon is signed by his duly appointed Attorney-in-fact Gerry T. McMahon, pursuant to the Power of Attorney recorded as Instrument # 20090721-0068126, said Register's Office.
The signature of Eddie McMahon is signed by his duly appointed Attorney-in-fact Gerry T. McMahon, pursuant to the Power of Attorney recorded as Instrument # 20090721-0068125, said Register's Office.
The signature of Amy Diotte is signed by her duly appointed Attorney-in-fact Gerry T. McMahon, pursuant to the Power of Attorney recorded as Instrument # 20090721-0068124, said Register's Office.

This is improved property, known as 744 Delaware Drive, Madison, TN 37115.

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. Whenever 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 19th day of June, 2009.

THE ESTATE OF ANN P. MCMAHON

By: _____ June 19, 2009
Phillip M. McMahon, Heir, by Gerry T. McMahon, Attorney-in-Fact — Date

By: _____ June 19, 2009
Eddie McMahon, Heir, by Gerry T. McMahon, Attorney-in-Fact — Date

By: _____ June 19, 2009
Amy Diotte, Heir, by Gerry T. McMahon, Attorney-in-Fact — Date

_____ June 19, 2009
Gerry T. McMahon, Heir — Date

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 Gerry T. McMahon, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 19th day of June, 2009.

My Commission Expires: 10/23/2012

_____
Notary Public

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Gerry T. McMahon, Attorney-in-Fact for Phillip M. McMahon, Eddie McMahon, and Amy Diotte, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of June, 2009.

My Commission Expires: 10/23/2012

_____
Notary Public

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066