Davidson County DEEDWARR
Recvd: 07/30/03 09:46 2pgs
Fees:13.00 Taxes:662.30

20030730-0107303

Dav. CO. File Box 14-A
jtc file no. 16393-4

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Kelly (NAME)	Sterling National Mortgage (NAME)	Map 149-15A
2344 Edencrest Dr. (ADDRESS)	98 Cuttermill Road, Suite 200N (ADDRESS)	Parcel 258.00CO
Antioch TN 37013 (CITY) (STATE) (ZIP)	Great Neck, NY 11021 (CITY) (STATE) (ZIP)	

FOR AND 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, Nick A. Vaccaro and wife, Shelley Vaccaro

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

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. 52 on the Plan of Cambridge Forest, Section 2, a Planned Unit Development, of record in Book 9700, Pages 672 and 673, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Nick A. Vaccaro and Shelley Vaccaro, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, F/K/A Beazer Homes Corp. d/b/a Phillips Builders, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20000302-0020321.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10332, Page 1, and as amended in Book 10774, Page 723, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Nick A. Vaccaro and Shelley Vaccaro pursuant to a Power of Attorney executed by same on the 24th day of July, 2003, of record in Instrument No. 20030730-0107303 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2344 Edencrest Drive, Antioch, TN 37013
(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 26th day of July, 2003

Nick A. Vaccaro

By: Jason A. Bates, Attorney in Fact
Jason Bates, Attorney in Fact

Shelley Vaccaro

By: Jason Bates, Attorney in Fact
Jason Bates, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of July, 2003, before me personally appeared Jason Bates to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nick A. Vaccaro and Shelley Vaccaro and acknowledged that they executed the same as the free act and deed of said Nick A. Vaccaro and Shelley Vaccaro.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 4/10/06

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Comm. Expires 04/10/06