PREPARED BY (AND RETURN TO):

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W & I Ref: gj_ Title No: 46884

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 01/20/06 10:22 2 pgs
Fees:13.00 Taxes:546.23
20060120-0007628

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stanley D. Boyd Jr. Natasha L. Boyd 7100 Legacy Drive Antioch, Tennessee 37013	Realty Mortgage Corporation 7000 Executive Center Drive, Suite 200 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 182060A11400co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,630.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John Kachinko, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stanley D. Boyd Jr. and spouse, Natasha L. Boyd** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Section One Old Hickory Hills of record in Doc. No. 20011023-0115382, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to John Kachinko, unmarried by deed from the Craig Company of record in Doc. No. 20030609-0079130, Register's Office for Davidson County, Tennessee.

Tiffany A.. Kachinko spouse of John Kachinko joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20011023-0115382, said Register's Office, which Plan shows a 20 foot minimum building setback line and public utility easement from Legacy Drive and Parker Drive, together with a designated building site, and easement for drainage purposes along the rear line(s) of said lot, located 10 feet from pipe; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020116-0006750, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7100 Legacy Drive, Antioch, Tennessee 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of January, 2006 .

John Kachinko

Tiffany A. Kachinko

State of COLORADO
County of DENVER

On this 17th day of January, 2006 , before me the undersigned authority, personally appeared **John Kachinko and** Tiffany A. Kachinko to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires 10/18/2009

Notary

ASHLY SILVA NOTARY PUBLIC STATE OF COLORADO

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $147,630.00

Affiant

Sworn and subscribed before me this 18th day of January, 2006

Notary Public

My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 14, 2009