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RESOURCE REAL ESTATE SERVICES, LLC
300 Red Brook Blvd.
Suite 300
Owings Mills, MD 21117
(410) 654-5550
File# RP 7863

Davidson County DEEDWARR
Recvd: 01/26/07 11:20 3 pgs
Fees:18.00 Taxes:4255.00
20070126-0010923

PREPARED BY:
RESOURCE REAL ESTATE SERVICES, LLC
300 RED BROOK BOULEVARD, SUITE 300
OWINGS MILLS, MARYLAND 21117

GENERAL WARRANTY DEED

(DEED.TN)

GRANTEE ADDRESS: **SEND TAX BILLS TO: SAME** **Parcel ID#:** 054 / 0000 600
Phyllis S. Sklar-Schloss
103 KENNETT ROAD, OLD HICKORY, TENNESSEE 37138

THIS DEED made this 3rd of January in the year Two Thousand Seven by and between **Erik Todd Kurzynske, wife, and Melody F. Kurzynske,** parties of the first part, Grantor(s) and **Phyllis S. Sklar-Schloss,** of 103 KENNETT ROAD, OLD HICKORY, TENNESSEE 37138, party of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of **One Million One Hundred Fifty Thousand and 00/100 ($1,150,000.00) DOLLARS,** the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Phyllis S. Sklar-Schloss, as sole owner, her personal representatives and assigns, in fee simple, all that lot of ground situate in DAVIDSON COUNTY, State of Tennessee, and described as follows, that is to say:

A certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 137 on the Plan of Brandywine Farms, Section IV, as of record in Book 3700, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 92.1 feet on the northeasterly curve of Kennett Road and extends back 236.4 feet on the northwesterly line and 304.6 feet on the southeasterly line, to a line in the rear on which it measurer 253.2 feet.

The Improvements thereon being commonly known as 103 Kennett Road, Old Hickory, Tennessee 37138

Being the same lot or parcel of ground which by Deed Dated October 22, 2004 and recorded among the land records of Davidson County in Instrument #20041027-0129240, was granted and conveyed by Valda Martz, unto Erik Todd Kurzynske and wife Melody F. Kurzynske.

The Grantee hereby certifies, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by me.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Phyllis S. Sklar-Schloss, as sole owner, her personal representatives and assigns, his/her heirs and assigns forever in fee simple and the said parties of the first part, their heirs, assigns and representatives hereby covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant generally the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

TEST:

Laura A Braunston

Erik Todd Kurzynske (SEAL)
Erik Todd Kurzynske, Grantor

Melody F. Kurzynske (SEAL)
Melody F. Kurzynske, Grantor

OATH OF VALUE

STATE OF PA

COUNTY OF Phila

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $1,150,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THAT WHICH THE PROPERTY WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

SWORN AND SUBSCRIBED BEFORE ME Laura A Braunston
THIS 3rd DAY OF January, 2007.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Laura A. Braunston, Notary Public
Montgomery Twp., Montgomery County
My Commission Expires Nov. 6, 2007

Erik Todd Kurzynske (SEAL)
Erik Todd Kurzynske, Affiant

Melody F. Kurzynske (SEAL)
Melody F. Kurzynske, Affiant

STATE OF ~~TENNESSEE~~ PA, CITY/COUNTY OF Phila, to wit:

I HEREBY CERTIFY that on this 3rd day of January, in the year Two Thousand Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Erik Todd Kurzynske, wife, and Melody F. Kurzynske, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing affirmation to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Laura A. Braunston, Notary Public
Montgomery Twp., Montgomery County
My Commission Expires Nov. 6, 2007

Laura A Braunston
Notary Public Laura A. Braunston

My Commission expires: 11-6-07

STATE OF ~~TENNESSEE~~ PA, CITY/COUNTY OF Phila, to wit:

I HEREBY CERTIFY that on this 3rd day of January, in the year Two Thousand Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Erik Todd Kurzynske, wife, and Melody F. Kurzynske, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Laura A. Braunston, Notary Public
Montgomery Twp., Montgomery County
My Commission Expires Nov. 6, 2007

Laura A Braunston
Notary Public Laura A. Braunston

My Commission expires: 11-6-07

STATE OF TENNESSEE, CITY/COUNTY OF Bucks, to wit:

I.A.B.

I HEREBY CERTIFY that on this 3rd day of January, in the year Two Thousand Seven, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Phyllis S. Sklar-Schloss known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Laura A. Braunston, Notary Public
Montgomery Twp., Montgomery County
My Commission Expires Nov. 6, 2007

Laura A Braunston
Notary Public

My Commission expires: 11-6-07

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