WARRANTY DEED

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF Honolulu
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 193,900.00

Steve J Kreider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 2007

Kelly A. Balles
Notary Public

MY COMMISSION EXPIRES: Sept. 19, 2008
(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory,, ~~XXXXXXXXXXXXXXXX~~ Greater Nashville Title & Closing Co.
~~200 Madison St., Madison, TN 371~~5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia R. Coppinger (NAME)	First Franklin Financial Corp (NAME)	MAP 133-15
325 Verbena Drive (ADDRESS)	150 Allegheny Center Mall (ADDRESS)	PARCEL 3
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Pittsburgh, PA 15212 (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, Steve J. Kreider

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia R. Coppinger a single woman

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:

Being Land in Davidson County, Tennessee being Lot No 50 on the Plan of Highview Acres, as of record in Plan Book 2331, Page 52, as amended by Instrument of record in Book 2541, Page 363, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steve J. Kreider, unmarried from F. Michael Colacuori and wife, Angeline A. Colacuori by Warranty Deed of record as Instrument Number 20030709-0094581 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO THE the Plan of Highview Acres, of record in Plan Book 2331, Page 52, Amended in Book 2541, Page 363, Register's Office for Davidson County, Tennessee, which show as owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon.

Davidson County DEEDWARR
Recvd: 02/20/07 11:00 2 pgs
Fees:13.00 Taxes:717.43
20070220-0020459

unimproved ( )
This is improved (X) property, known as 325 Verbena Drive, Nashville, TN 37211
(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 my hand, this 13th day of February, 2007

Steve J Kreider
Steve J. Kreider

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve J. Kreider

the bargainor _____, ~~with whom I am personally acquainted~~ or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Honolulu Hawaii this 13th day of February, 2007.

Commission expires Sept. 19, 2008

Notary Public
Kelly A. Bulles

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, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, 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