THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N15146

Davidson County DEEDWARR
Recvd: 08/10/07 11:17 2 pgs
Fees:13.00 Taxes:353.35

20070810-0095936

Property Address:
416 Thomas Jefferson Cir., Madison, TN 37115 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Richard A. D'Acquisto, unmarried** , hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Danetta Mitchell, unmarried**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Unit 15, and the basement area underneath Unit 15 on the Plan of Monticello Manor, as shown by plat of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Doris E. Prater and Rosetta F. Prater, husband and wife, dated June 27, 2002, and recorded July 10, 2002, in the Register's Office for Davidson County, Tennessee, Instrument Number 200207100083082.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 30 day of July, 2007.

Richard A. D'Acquisto {Seal}
Richard A. D'Acquisto

State of Wisconsin
County of Milwaukee

On this the 30th day of July, 2007, before me, the undersigned officer, personally appeared Richard A. D'Acquisto, known to (the (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

Nancy J. Kleinschmidt
Notary Public

My Commission expires: 2-14-2010

NANCY KLEINSCHMIDT NOTARY PUBLIC STATE OF WISCONSIN

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $95,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sonya L. August
Affiant

Sworn to and subscribed before me this the ____ of August, 2007.

Kevin Steinke
Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Danetta Mitchell
416 Thomas Jefferson Circle
Madison, TN 37115

Person Or Entity Responsible For Payment Of Taxes:
Danetta Mitchell
Franklin American Mortgage Co.
501 Corporate Centre Dr Suite 400
Franklin, TN 37067

Tax Parcel ID#: 034-05-0-A-015.00CO