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. N15338

Davidson County DEEDWARR
Recvd: 01/18/08 09:49 2 pgs
Fees:13.00 Taxes:1454.10
20080118-0005820

Property Address:
1124 Seven Points Pass, Hermitage, TN 37076 ---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, **Solyda Kuch and husband, Tommy Kuch,** hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Deano A. Vaccaro and wife, Kristin A. Vaccaro**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot Number 80, on the Plan of Phase Four, Section One, The Meadows of Seven Points, as shown by plat of record in Instrument No. 20040227-0022425, 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 Grantors by virtue of a general warranty deed from Frank Batson Homes, Inc., dated September 23, 2004, and recorded October 7, 2004, in the Register's Office for Davidson County, Tennessee, Instrument Number 20071007-0121244.

Tommy Kuch is joining in this Warranty Deed to convey any and all rights, title and interest that he may have in subject property.

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

GRANTORs do for Grantors and Grantors' 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 2008 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 Grantors and is not Grantor's marital residence, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 16th day of January, 2008.

_____ {Seal}
Solyda Kuch

_____ {Seal}
Tommy Kuch

State of TENNESSEE
County of Davidson

On this the 16th day of January, 2008, before me, the undersigned officer, personally appeared Solyda Kuch and Tommy Kuch, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

KEVIN STEINKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____
Notary Public

My Commission expires: 10-10-11

We hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $393,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this the 16th of January, 2008.

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

My Commission expires: 11/14/09

Name of Owner and Property Address:
Deano A. Vaccaro and Kristin A. Vaccaro
1124 Seven Points Pass
Hermitage, TN 37076

Person Or Entity Responsible For Payment Of Taxes:
~~Deano A. Vaccaro and Kristin A. Vaccaro~~ Inc
Coastal Mortgage Services, Inc.
11230 Carmel Commons Blvd.
Charlotte, NC 28226

Tax Parcel ID#: 098-13-0 115.00 CO

RETURN TO:
Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
3193