Box 188

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $267,500.00

Affiant

Subscribed and sworn to before me, this 17 day of June, 2009.

Notary Public
My commission expires:

Beth Triplett Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

02-0906-46566

Address of New Owner:	Send Tax Bills to:	Tax Information
Hayden J. Zaccagni 5153 Fredericksburg Way East Brentwood TN 37027	New Owner	171-03-0-A-110.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Ball, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hayden J. Zaccagni and Amber L. Zaccagni, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 288, on the Plan of First Revision, Section 5A, Fredericksburg, of record in Book 7900, Page 509, as revised in Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa Ball by deed from Pradeep N. Modur and wife, Lisa R. Modur, dated January 30, 2003, recorded February 5, 2003, of record in Instrument No. 20030205-0015782, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5153 Fredericksburg Way East, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090042925 DEEDWARR
Recvd: 06/26/09 13:07 2 pgs
Fees:13.00 Taxes:989.75
20090626-0059655

WITNESS my hand this 17th day of June, 2009.

Lisa Ball Lisa Ball

Lisa Ball

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in office, this 17th day of June, 2009.

Fatima James
Notary Public

My Commission expires: 2/19/2013

