20B

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Our File Number: 22582B

MAP/GROUP/PARCEL: 018-16-0/213.00

Davidson County DEEDWARR
Recvd: 12/14/05 11:34 2 pgs
Fees:13.00 Taxes:651.20
20051214-0150107

NEW OWNER'S NAME AND ADDRESS:
MANUEL C. LLANGARI AND JULIA B. ROMERO
704 North Graycroft Avenue
Madison, TN 37115

SEND TAX BILLS TO:
New Owner **AMERICAN HOME MORTGAGE**
538 BROADHOLLOW ROAD
MELVILLE, NY 11747

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, ERIC FITZGERALD and CAMMY FITZGERALD, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto, MANUEL C. LLANGARI and JULIA B. ROMERO, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY,TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF MONCRIEF RESUBDIVISION OF LOTS 26 THRU 28, OF RECORD IN PLAT BOOK 8250, PAGE 672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

The subject property is improved property known as 329 MONCRIEF AVENUE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantor herein by deed of record in Instrument Number 20030708-0093717, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

ERIC FITZGERALD

CAMMY FITZGERALD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, ERIC FITZGERALD and CAMMY FITZGERALD, HUSBAND AND WIFE, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 12th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $176,000.00.

AFFIANT

Sworn to and subscribed before me, this the 12th day of December, 2005.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY