Return To: Founders Title and Escrow, LLC Box 19-A
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 03/22/06 10:28 2 pgs
Fees:13.00 Taxes:698.93
20060322-0032609

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,900.00**

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2006.

Notary Public

My commission expires: 5/23/06
(AFFIX SEAL)

BRENDA S. LANE
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 5/23/06
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph DeGuira	Heartland Home Finance	**141-07-B-121.00CO**
6960 Somerset Farm Circle	1401 Branding Lane, #300	
Nashville, TN 37221	Downers Grove, IL 60515	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Mary D. Schiller, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph DeGuira and wife, Ava Nicole DeGuira

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:

Land in Davidson County, TN, being Lot No. 20 on the Plan of Somerset Farms, Section 4, Phase 2, a Planned Unit Development, as of record in Plat Book 9700, Page 366, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary D. Schiller, unmarried, by deed from Henry Frederick Schiller, Jr., and wife, Lori A. Schiller of record in Instrument #20030929-0143210, said Register's Office

This conveyance is subject to taxes for 2006 and subsequent years, easements, and restrictions of record if any.

This is improved (__X__) Unimproved (____) property, known as **6960 Somerset Farm Circle, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 21st day of March, 2006.

Mary D. Schiller

Mary D. Schiller

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary D. Schiller, unmarried,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **21st** day of **March, 2006.**

Robin S Edwards
Notary Public

My Commission Expires: 3/28/07

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY