This Instrument Prepared by and After Recording Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive, Suite 201
Nashville, TN 37204

Name and Address of Owners
Juan Zermeno
136 Luna Dr.
Nashville, TN 37211

Person Responsible for Payment of Taxes:
New Owner

Map & Parcel No.:
148-03-0-122.00

Davidson County DEEDWARR
Recvd: 05/18/06 12:40 2 pgs
Fees:13.00 Taxes:436.60
20060518-0058546

Special Warranty Deed

For and in consideration, for and in consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

United Guaranty Residential Insurance Company,

(herein called "Grantor"), has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto

Juan Zermeno and Sonia Guerrero, husband and wife,

(herein called "Grantees"), the real property situated in **Davidson** County, Tennessee, described as follows:

Located in the 5DU-15690 Civil District of Davidson County, Tennessee, Land in Davidson County, Tennessee being Lot No. 611 on the Plan of Cherokee Hills, Section VI, of record in Book 3842, page 15, Register's Office for Davidosn County, Tennessee, Said Lot No. 611 fronts 75 feet along the Northerly margin of Luna Drive, thence back between lines measuring 184.5 feet on the Westerly line and 169.2 feet on the Easterly line, to a broken line in the rear, measuring 76.6 feet thereon.

Being the same property conveyed to United Graranty Residential Insurance Company, by deed from Federal National Mortgage Association dated 6-7-05 **, of record in Book** * **, Page_____, Register's Office of ~~Williamson~~** Davidson **County, Tennessee.**

Commonly known as: 136 Luna Drive, Nashville, TN 37211.

Tax Parcel No.: 148-03-0122.00

* 20060518-0058544

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, its successors and assigns forever. The Grantor covenants that it is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Subject Property unto the Grantee, its successors and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

In Witness Whereof, the Grantor has caused this deed to be executed by its duly authorized officer this 19 day of April, 2006.

United Guaranty Residential Insurance Company

By: Candice Miller
Candice Miller, President of Goodman Dean, Inc.,
Attorney-in-Fact for United Guaranty Residential
Insurance Company

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF ORANGE

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Candice Miller, President of Goodman Dean, Inc., Attorney-in-Fact for United Guaranty Residential Insurance Company, with whom I am personally acquainted or proven to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the President of Goodman Dean, Inc., attorney-in-fact of United Guaranty Residential Insurance Company or a constituent of United Guaranty Residential Insurance Company and is authorized by United Guaranty Residential Insurance Company or by its constituent, the constituent being authorized by United Guaranty Residential Insurance Company, to execute this instrument on behalf of United Guaranty Residential Insurance Company.

In witness whereof, I have hereunto set my hand and seal this 19 day of April, 2006.

My commission expires:

PHYLLIS B. BARTH
COMM. #1524136
Notary Public-California
ORANGE COUNTY
My Comm. Exp. Nov 3, 2008

Phyllis B Barth
Notary Public

STATE OF IN
COUNTY OF Lake

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$118,000.00**.

June Ballard
Affiant

Sworn to and subscribed before me this 25 day of April, 2006.

KAREN C. ESPLIN
NOTARY PUBLIC AT LARGE
STATE OF INDIANA

Notary Public

My Commission expires: 7-21-07