THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return to: LAWYER'S ESCROW SERVICE, INC. 2021 RICHARD JONES ROAD, SUITE 220 NASHVILLE, TN 37215	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 556,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2006. NOTARY PUBLIC AT LARGE, DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2006 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar D. Guillamondegui	Sunstreet Mortgage, Inc.	MAP 104-16
1903 Linden Avenue	P.O. Box 79041	PARCEL 188
Nashville, TN 37212	Baltimore, MD 21279-1041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mary B. Monga, Trustee of the Monga Family Trust u/w/o Luigi Monga**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Oscar D. Guillamondegui and wife, Tarah M. Kuhn**

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, Tennessee, being the easterly 45 feet of Lot No. 94 and the westerly 30 feet of Lot No. 95 on the Revised Plan of Geo. W. Blair's Subdivision of Belmont Heights, of record in Book 332, page 117, Register's Office for Davidson County, Tennessee.

SAID easterly part of Lot No. 94 and the westerly part of Lot No. 95 front together 75 feet on the southerly side of Linden Avenue west and runs back between parallel lines 204.8 feet, more or less, to an alley.

BEING the same property conveyed to Luigi Monga and wife, Mary B. Monga, by deed fropm Charles L. Cornelius, Jr. and Robert K. Sharp, Co-Executors of the Estate of Elizabeth Currey Cornelius, of record in Book 5368, page 48, Regsiter's Office for Daivdson County, Tennessee; and conveyed to Luigi Monga and Mary B. Monga, tenants by the entirety, of record in Instrument No. 20010280105251, said Regsiter's Office. The said Luigi Monga having since died on July 10, 2004; and conveyed to Mary B. Monga, Trustee of the Monga Family Trust u/w/o Luigi Monga by Quitclaim Deed from Mary B. Monga, Executor of the Estate of Luigi Monga of record as Instrument No. 20040924-0115694, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **1903 Linden Avenue, Nashville, TN 37212.**

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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.

Witness my hand this the 24th day of May, 2006.

Mary B. Monga, Trustee

Mary B. Monga, Trustee of the Monga Family Trust u/w/o Luigi Monga

Davidson County DEEDWARR
Recvd: 05/30/06 13:39 2 pgs
Fees:13.00 Taxes:2059.05

20060530-0063228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary B. Monga, Trustee** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2006.

My Commission expires 1-26-08

Notary Public

JAMES F. WAECHTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of May, 2006.

My Commission expires _____

Notary Public