BOX 13
11839

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

Davidson County DEEDWARR
Recvd: 07/06/06 10:26 2 pgs
Fees:13.00 Taxes:347.18
20060706-0080732

Our File Number: 24617B

MAP/GROUP/PARCEL: 043-14-0/074.00

NEW OWNER'S NAME AND ADDRESS:
MIGUEL MOREJON & JUANA OLLERO PEREDA
146 LANIER DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
~~New Owner~~ GMAC Mortgage Corp
6 CADILLAC DR. Ste 150
Brentwood, Tn. 37207

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged,

NANETTE M. GAMALDI (PREVIOUSLY KNOWN AS NANETTE M. HART) AND

SHAWN L. GAMALDI, WIFE AND HUSBAND, hereinafter called Grantors, does hereby transfer and convey unto MIGUEL MOREJON and JUANA OLLERO* PEREDA, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO. 14, MAP OF SUBDIVISION OF BERNICE L. DICKERSON'S PROPERTY, UNRECORDED, AS RECORDED IN BOOK 8278. PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF LANIER DRIVE, SAME BEING 725 FEET, MORE OR LESS, SOUTHWARDLY AS MEASURED WITH SAID MARGIN, FROM ITS INTERSECTION WITH THE SOUTHERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH SAID WESTERLY MARGIN OF LANIER DRIVE, SOUTH 14 DEG. 19 MIN. EAST, 50.00 FEET TO A POINT; THENCE LEAVING SAID MARGIN, SOUTH 75 DEG. 59 MIN. WEST, 203.7 FEET TO A POINT; THENCE NORTH 16 DEG. 09 MIN. WEST, 50.0 FEET TO A POINT; THENCE NORTH 75 DEG. 59 MIN. EAST, 205.2 FEET TO THE POINT OF BEGINNING.

The subject property is improved property known as 146 LANIER DRIVE, MADISON, TN 37115.

BEING the same property conveyed to Nanette M. Hart herein by deed of record in Book 10150, Page 432, Register's Office for Davidson County, Tennessee. Nanette M. Hart is now known as Nanette M. Gamaldi. Shawn L. Gamaldi, husband of Nanette M. Gamaldi, joins in the conveyance for the purpose of conveying any interest, marital or otherwise, he may have in said property.

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 covenant and bind 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.

NANETTE M. GAMALDI

SHAWN L. GAMALDI

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, NANETTE M. GAMALDI AND SHAWN L. GAMALDI, 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 30th day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/08

AMANDA STILL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value whichever is greater for this transfer is $93,833.00.

AFFIANT

Sworn to and subscribed before me, this the 30 day of June, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-25-09

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County