Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
39-B
File #06-1208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Kenneth J. Ortiz and wife, Sarah A. Ortiz, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Stephanie Aronica, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hillwood Park, of record in Book 3300, page 27 and 28, Registers Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 193.0 feet on the southerly margin of Knob Road and extends back 249.8 feet on the easterly line and 275.0 feet on the westerly line to a dead line in the rear, measuring 123.0 feet thereon.

Being the same property conveyed to Kenneth J. Ortiz and wife, Sarah A. Ortiz by deed from John C. Caldwell and wife, Nancy Lee Rusek, dated July 23, 2004, of record in Inst. No. 20040728-0090094, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5729 Knob Road, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of June, 2006

Kenneth J. Ortiz by Sarah A. Ortiz attorney in fact
Kenneth J. Ortiz
By Sarah A. Ortiz, atty-in-fact

Sarah A. Ortiz
Sarah A. Ortiz

Davidson County DEEDWARR
Recvd: 07/07/06 13:16 2 pgs
Fees:13.00 Taxes:1258.00
20060707-0081823

State of Tennessee)
County of Davidson)

On this 30th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah A. Ortiz, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Emily C May
Notary Public

My Commission Expires: 5-25-09

State of Tennessee)
County of Davidson)

On this 30th day of June, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me Sarah A. Ortiz, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth J. Ortiz acknowledged that such person executed the same as the free act and deed of Kenneth J. Ortiz

EMILY C. MAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Emily C May
Notary Public

My Commission Expires: 5-25-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 340,000.00.

Affiant

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

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

Notary Public

My Commission Expires: 6-26-09

NEW OWNER:
Stephanie Aronica
5729 Knob Road
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
COUNTRYWIDE
P.O BOX 10423
VAN NUYS, CA 91410

TAX MAP-PARCEL #:
103-5-23