This instrument prepared by: John F. Morreale, Attorney
JOHN F. MORREALE & ASSOCIATES, P.C.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Davidson County DEEDWARR
Recvd: 07/11/06 13:54 3 pgs
Fees:18.00 Taxes:499.50
20060711-0083268

WARRANTY DEED

THIS INDENTURE, made this 7th day of July , A.D., 2006 , by and between

Joseph T. Pylant and Kimberly W. Pylant Husband and wife

First Parties, and

Eliezer Santiago-Roman and wife, Lissette V. Santiago
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 228 ON THE PLAN OF JACKSON'S RETREAT, PHASE V-B OF RECORD IN BOOK 6250, PAGE 905, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Eliezer Santiago-Roman
1425 Market Square
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Market Street MOrtgage
P.O. Box 22128
Tampa, FL 33622-2128

CLT # 86-7-160

RD-6655

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× Joseph T. Pylant
Joseph T. Pylant

× Kimberly W. Pylant
Kimberly W. Pylant

✓STATE OF Georgia
COUNTY OF BARTOW

Personally appeared before me, Joseph T. Pylant and Kimberly W. Pylant Husband and wife, 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, at office, this 14th day of June, 20 06.

✓ Joyce Eske Notary Public

My Commission Expires: 2/14/2010

JOYCE ESKEW NOTARY PUBLIC FEB 14TH 2010 BARTOW COUNTY, GA.

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 135,000.00. Affiant

Subscribed and sworn to before me this 7th day of July, 20 06.

My Commission Expires: 11/30/09

J. TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

RD-6655

File No.: 2104

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Jackson's Retreat, Phase V-B of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee.

Being the same property conveyed on February 28, 2001 to Joseph T. Pylant and wife, Kimberley W. Pylant by deed from Frank Moosley, Jr. and wife, Janise L. Mossley of record in Instrument No. 20010228-0018421, Register's Office for Davidson County, Tennessee.