[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Jose A. Santiago-Martinez	New Owner	Map/Parcel 08713003900
4505 Brooke Valley Drive		
Hermitage, TN 37076		06-12-12832 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Gary L. Hart and wife, S. Claire Hart,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Jose Andres Santiago, a single person** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 174-A on the plan of Valley Grove, Section Two, Zone Lot Division of Lot 174, of record in Book 6050, page 39, Register's Office for Davidson County, Tennessee to which plan references is hereby made for a more complete legal description.

Said Lot No. 174-A fronts 23.71 feet on the westerly margin of Brooke Valley Drive and extends back 174.57 feet on the southerly line being a broken line and 146.63 feet on the northerly line being a broken line to a dead line in the rear, measuring 43.76 feet thereon.

Being the same property conveyed to Gary L. Hart and wife, S. Claire Hart by Warranty Deed of record in Book 9863, page 376 and correction in Book 9867, page 491, said Register's Office.

This conveyance is subject to the following:

1. All matters as shown on Plan of record in Plat Book 6050, 39; Book 6128, page 492; and Book 6244, page 158, said Register's Office.

2. Restrictions of record in Book 6011, page 300; Book 6096, page 283 and Book 6262, page 525, said Register's Office.

This is improved property commonly known as 5224 Green Leaf Drive, Nashville, TN37204

Davidson County DEEDWARR
Recvd: 01/02/07 08:11 2 pgs
Fees:13.00 Taxes:240.13
20070102-0000043

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $64,900.00.

Affiant

Subscribed and sworn to before me this 27th day of December,2006

My Commission Expires:

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires October 25, 2008

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of December, 2006.

Gary L. Hart

S. Claire Hart

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Gary L. Hart and wife, C. Claire Hart,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2006.

Notary Public

My commission expires: 3-31-07

DAVIDSON COUNTY, TENNESSEE VICKY L. MCMILLAN NOTARY PUBLIC LARGE AT