Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2007.

Notary Public
My commission expires: 7.19.08

PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

15-0703-151050

Address of New Owner:	Send Tax Bills to:	Tax Information
Ismael A. Santana	Primary Trust Bank	59-05-0-240
3013 Sunnyview Court	7516 Highway 70 South, Ste. 110	
Nashville TN 37218	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Mike Kagan, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ismael A. Santana and wife, Ruth Jaquez, hereinafter called the Grantees, their successors 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 Lot No. 245, on the Plan of Buena Vista Estates, Section 6, of record in Book 4460, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricardo L. Huggins by Special Warranty Deed from Wells Fargo Bank Minnesota, N.A., as Trustee for Delta Funding Equity Loan Trust 1998-2, dated June 23, 2004, recorded July 21, 2004, of record in Instrument No. 20040721-0087460, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bank of New York, as Trustee for the Certificate Holders of SWABS 2004-07 by Trustee's Deed from Leslie Garrett, Co-Trustee, dated January 20, 2006, recorded January 25, 2006, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mike Kagan, married by Special Warranty Deed from Bank of New York, as Trustee for the Certificate Holders of SWABS 2004-07, dated July 24, 2006, recorded August 24, 2006, of record in Instrument No. 20060824-0104442, Register's Office for Davidson County, Tennessee.

Karen Kagan, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3013 Sunnyview Court, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 06/05/07 11:33 2 pgs
Fees:13.00 Taxes:416.25
20070605-0066928

WITNESS my hand this 18th day of May, 2007.

Mike Kagan

Karen Kagan

STATE OF California

COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mike Kagan and Karen Kagan, with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Ventura, CA, this 18th day of May, 2007.

Hope Lash Gothelf
Notary Public

My Commission expires:

HOPE LASH-GOTHELF
Commission # 1660114
Notary Public - California
Ventura County
My Comm. Expires Aug 6, 2010