BOOK 4784 PAGE 612 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$21,688.22 Richard C. Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1974

Notary Public

MY COMMISSION EXPIRES: 8-27-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 2807 Nolensville Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard C. Garcia (NAME)	SAME (NAME)	
285 Bart Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	162-3
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	167

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronald D. Honeycutt et ux Sandra Jean Honeycutt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Garcia et ux Cathrine D. Garcia

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 265 on the Plan of Antioch Park, Section 5, of record in Plat Book 4460, Page 58, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

BEING the same property conveyed to Ronald D. Honeycutt et ux Sandra Jean Honeycutt by deed of record in Book 4766, Page 742, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay a first mortgage of record in the Register's Office for Davidson County, Tennessee, payable to Home Federal Savings and Loan Association.

ESCROW account to be transfered to grantees.

This is { unimproved } { X } property, known as 285 Bart Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness our hand s this 29th day of January, 1974

Ronald D. Honeycutt: Ronald D. Honeycutt

Sandra Jean Honeycutt: Sandra Jean Honeycutt

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Honeycutt et ux Sandra Jean Honeycutt

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January 1974.

Commission expires 8-7-76

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
RONALD D. HONEYCUTT ET UX

TO
SANDRA JEAN HONEYCUTT

RICHARD C. GARCIA ET UX

CATHERINE D. GARCIA

C 4 0 3 5 8

IDENTIF. REFERENCE

JAN 31 11 80 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JAN31	CONV	21,688.22			
JAN31	STAX		A*	56.42	
JAN31	PRFEE		A*	.50	
JAN31	WDEED		A*	4.00	* 60.92