BOOK 5098 PAGE 550

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$40,385.70

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES: 7-4-1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip E. Garcia (NAME)	John W. Murphree Company (NAME)	2D 67003
2912 Moss Spring Drive (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	150-1
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	336

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, Charles A. Siefert et ux Nancy L. Siefert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip E. Garcia et ux Leslie 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. 71 on the Plan of Edge-O-Lake Estates, Section 18, of record in Book 4675, Page 84, Register's Office for said County.

SAID Lot No. 71 fronts 95.62 feet along the northerly margin of Moss Spring Drive and runs back 115.20 feet on the westerly line and 136.18 feet on the easterly line to an irregular line in the rear measuring 75.69 feet thereon.

BEING the same property conveyed to Charles A. Siefert et ux Nancy L. Siefert by deed from Melvin Jones and Larry Jones, a partnership, d/b/a Republic Builders of record in Book 5038, Page 182, Register's Office for said County.

THIS conveyance, however, is subject to a certain Deed of Trust, recorded in Book 5038, Page 184, Register's Office for said County, securing a promissory note dated June 21, 1976, payable to the order of John W. Murphree Company, with a present unpaid principal balance of approximately $33,385.70, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan, if any, is hereby transferred to the Grantees herein. This conveyance is further subject to any and all easements, restrictions and rights of way of record.

This is unimproved ( ) improved (XX) property, known as 2912 Moss Spring Drive, Antioch, TN 37013
(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 17th day of December, 19 76

CHARLES A. SIEFERT:

NANCY L. SIEFERT:

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Siefert et ux Nancy L. Siefert

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 17th day of December 19 76

Commission expires 7-19-78

Bruce Hallaway
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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

FILE BOX 3

WARRANTY DEED

FROM
CHARLES A. SIEFERT ET UX

TO
PHILLIP E. GARCIA ETUX

D81935

IDENTIF. REFERENCE

DEC 20 2 05 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC 20 76	CONV	40,385.70			
DEC 20 76	S'TAX		B*	105.04	
DEC 20 76	PR'FEE		B*	.50	
DEC 20 76	W'DEED		B*	4.00	* 109.54

Edward Sedan
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
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