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7632 03/13 98.02- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH 19 80

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: April 17, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Garcia (NAME)	Greater Suburban Mortgage Company (NAME)	MAP 43-15
811 Fawn Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1188 (STREET ADDRESS)	PAR 263
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	11D-92311

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, Douglas A. Hite and wife Ellen M. Hite

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. Garcia and wife Mary M. 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:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Arrowhead Estates Subdivision, Section II, as of record in Book 5050, Page 83, Register's Office for said County.

Said Lot No. 133 fronts 50 feet on the westerly margin of Fawn Lane and extends back between lines measuring 108.04 feet on the northerly line and 144.04 feet on the southerly line to a dead line in the rear measuring 81.16 feet thereon.

Being the same property conveyed to the within named gantors by deed of record in Book 5275, Page 330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 5266, Page 406, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is { unimproved / X improved } property, known as 811 Fawn Lane (House Number) (Street) Madison, TN. 37115 (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 11TH day of MARCH, 19 80

Douglas A. Hite — Douglas A. Hite

Ellen M. Hite — Ellen M. Hite

A-101

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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 Douglas A. Hite and wife Ellen M. Hite

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 Madison, Tennessee, this 11th day of MARCH, 1980

Commission expires April 17, 1983

W.K. Georgas, Jr. 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Douglas A. Hite

TO
Richard B. Garcia

Return to:
American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F 80404

IDENTIF. REFERENCE

MAR 13 9 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35250.00- CO	
			91.52 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	98.02-
7632A03/13/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80404

IDENTIF. REFERENCE

MAR 13 9 01 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 746760