WARRANTY DEED

File #4258
Box 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 5724 PAGE 13

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JESSE F. GARCIA	NORWEST MORTGAGE, INC.	Map 162-10
(NAME)	(NAME)	
561 Roxanne Drive	P.O. Box 780	Parcel 113
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013	Waterloo, Iowa 50704	FB# 5DU-61155
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, RAYMOND HAYS LATHAM, JR. and wife, CATHERINE M. LATHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSE F. GARCIA and wife, ELLEN E. GARCIA

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 113 on the Plan of Brook-View-Estates, Section 2, as of record in Plat Book 4460, page 163, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Raymond Hays Latham, Jr. and wife, Catherine M. Latham by deed from Ronald L. Hipp and wife, Rebecca J. Hipp of record in Book 5098, page 470, said Register's Office.

This conveyance is made subject to (1) Restrictions of record in Book 4689, page 561; and (2) All matters appearing on the Plan of record in Plat Book 4460, page 163, said Register's Office.

5 7 5 3 3

IDENTIFICATION REFERENCE

Dec 3 8 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

NOTARY PUBLIC AT LARGE

This is unimproved ( ) property, known as 561 Roxanne Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 26th day of November, 19 85.

Raymond Hays Latham, Jr.
RAYMOND HAYS LATHAM, JR.

Catherine M. Latham
CATHERINE M. LATHAM

STATE OF TENNESSEE

BOOK 6724 PAGE 14

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RAYMOND HAYS LATHAM, JR. and wife, CATHERINE M. LATHAM the bargainor s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of November, 19 85.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE

COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 1985

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

RAYMOND HAYS LATHAM, JR. and wife, CATHERINE M. LATHAM

TO

JESSE F. GARCIA and wife, ELLEN E. GARCIA

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6724 PAGE 15

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

65000.00- CAMT.
169.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 175.50-
204DA12/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57533

IDENTIF. REFERENCE

DEC 3 8 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 197124