| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS: |
|---|---|---|
| JOAQUIN GARCIA | AMSOUTH MORTGAGE COMPANY, INC. | 15 DZ 30465 |
| (NAME) | (NAME) | |
| 1702 Northview Drive | P. O. Box 847 | Map 72-10 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37216 | Birmingham, AL. 35201 | Parcel 222 |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

# WARRANTY DEED

BOOK 6851 PAGE 435

For and in consideration of the sum of TEN AND 00/100 ----------( $10.00 ) DOLLARS

cash in hand paid by the within named Grantee, JOAQUIN GARCIA, and other good and valauble considerations, the receipt of which is hereby acknowledged,

WE, MICHAEL EVANS and wife, SHIRLEY J. EVANS,

have bargained and sold, and by these presents do transfer and convey unto the said JOAQUIN GARCIA

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being the north part of Lot No. 5 of an unrecorded copy of a survey for M. N. Young in the 11th District of Davidson County, Tennessee, and described by survey of James A. Hamilton, Jr., dated April 11, 1964, as follows:

Beginning in the center line of Northview Avenue at the corner of Lots Nos. 4 and 5 on said Plan, said point being 360 feet south of the center line of Monteta Avenue; thence with a line betwee said lots, North 88° 45' West 157.5 feet, more or less, to the east right-of-way line to the L & N Railway; thence with the right-of-way of said Railway, Southerly 52 feet to a point; thence Easterly 161.7 feet more or less to a point in the center line of Northview Avenue; thence with the center of the same, North 1° 2' 30" East 55 feet to the point of beginning.

Being the same property conveyed to Michael Evans by deed from Byron L. Price and wife, Kathy Price, of record in Book 6699, page 412, Register's Office for Davidson County, Tennessee.

96900

IDENTIFI REFERENCE

MAY 8 11 16 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

This is improved (XX) unimproved ( ) property, known as 1702 Northview Drive (House Number) (Street)

Nashville (City or Town) 37216 (Zip Code)

(P. O. Address)

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.

Whenever 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 hands this 23rd day of April, 19 86.

Michael Evans
MICHAEL EVANS

Shirley J. Evans
SHIRLEY J. EVANS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL EVANS and wife, SHIRLEY J. EVANS

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, TN., this 23rd day of April, 19 86.

My commission expires 7-17-86 Notary Public Joyce B. Castleman

STATE OF TENNESSEE
COUNTY OF _____

Before me _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 31,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Doris Caley

Sworn to and subscribed before me this 23rd day of April, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Castleman

| RETURN TO: | This instrument was prepared by: |
|---|---|
| WILLIAM D. CASTLEMAN, ATTORNEY | 101 CUMBERLAND AVENUE MADISON, TN 37115 |
| Name | Address |

WARRANTY DEED

FROM
MICHAEL EVANS

TO
JOAQUIN GARCIA

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865 4750

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

RECEIVED OF _____

FOR _____

BOOK 6851 PAGE 438

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 60.60 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CASH 67.10- |
| | | | | 1-780A05/08/86 BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98900

IDENTIFICATION REFERENCE

MAY 8 11 16 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245673