Box 8 / tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Rueben L. Garcia
736 Reeves Road
Antioch, TN 37013

MORTGAGEE:
Mortgage Corporation of the South
2119 6th Avenue, North
Birmingham, Alabama 35203

MAP-PARCEL NUMBERS:
MAP 149-13
PARCEL 007
2DU-14819

WARRANTY DEED

BOOK 6872 PAGE 9

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, William G. Beasley, Jr. and wife, Beverly M. Beasley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rueben L. Garcia and wife, Tina M. Garcia hereinafter called the Grantee, Grantee's 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. 136 on the plan of Debra Heights, Section Two, of record in Book 3700, page 39, Register's Office for said County.

SAID Lot No. 136 fronts 75 feet on the northeasterly margin of Reeves Road and extends back 207.31 feet on the northwesterly line and 208.65 feet on the southeasterly line to a dead line in the rear, measuring 75.01 feet thereon.

BEING the same property conveyed to William G. Beasley, Jr. and wife, Beverly M. Beasley by deed from Dudley F. Mays, single, of record in Book 5520, page 189, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3949, page 48, said Register's Office, and to the matters set forth in the above referenced plan of record.

0 5 6 5 1

IDENTIFICATION REFERENCE

MAY 30 1 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 736 Reeves Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of May, 19 86.

Beverly M. Beasley

William G. Beasley, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of May, 19 86, before me personally appeared William G. Beasley, Jr. and wife, Beverly M. Beasley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6872 PAGE 10

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

Ruben L. Garcia
Affiant

Subscribed and sworn to before me, this the 23rd day of May, 1986.

My Commission Expires: 11-1-87

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
William G. Beasley, Jr. and wife,
Beverly M. Beasley

to:
Rueben L. Garcia and wife, Tina M. Garcia

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6872 PAGE 11

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

60000.00- CAPT.
156.00 CSTAX
.50 PRFEE
6.00 MORTD
CHECK 162.50-
9785A05/30/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 6 5 1 -

IDENTIFICATION REFERENCE

MAY 30 1 15 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253484