WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 19 87.

Notary Public

MY COMMISSION EXPIRES: September 9[illegible], 1990

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 917 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELIZABETH D. GARCIA (NAME)	MORTGAGE TRUST COMPANY (NAME)	71-8
316 Prince Street (STREET ADDRESS OR ROUTE NUMBER)	2401 Hillsboro Road (STREET ADDRESS)	71
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	12DZ 04630

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, NELL JOHNSON, TRUSTEE, with full power to sell, transfer, convey, mortgage or otherwise encumber, without joinder of beneficiary,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH D. GARCIA, unmarried,

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 the westerly half of Lot No. 25 on the Plan of J. B. Haynies' Oriental Plan, of record in Book 161, pages 26 & 27, Register's Office for Davidson County, Tennessee, further described as follows:

Said portion of said Lot No. 25 fronts 50.00 feet on the south side of Prince Street and runs back between parallel lines 140 feet to an alley.

Being part of the same property conveyed to Nell Johnson, Trustee, by deed from Vernon E. Archey, of record in Book 6621, page 599, Register's Office for Davidson County, Tennessee.

9:40 I.D.

IDENTIFI REFERENCE

FEB 17 10 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 316 Prince Street, Nashville, Tennessee 37207
(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 my hand this 16th day of February, 19 87

Nell Johnson Trustee

NELL JOHNSON, Trustee

02/17 103.10- CHECK

730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nell Johnson, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 16th day of February, 1987

Commission Expires September 11, 1990 _____, Notary Public.

STATE OF _____
_____ 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 { his oath / their several oaths } acknowledged { himself / themselves } 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 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 official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____ Notary Public

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

TENNESSEE

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

RECEIVED OF _____

FOR _____

BOOK 7137 PAGE 713

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

34500.00- CAMT.
96.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 103.10-
0730A02/17/87 BAL .00.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 4. 0. 1. 0.

IDENTIFICATION REFERENCE

FEB 17 10 00 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46081