STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: January 11, 1992
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Jordan and Associates, One Burton Hills Blvd, Ste.220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ephrahim Garcia (NAME) | Sovran Mortgage Corporation (NAME) | 127-00-0 |
| 7732 Saddle Ridge Court (ADDRESS) | 201 East Cary Street (ADDRESS) | 229.00 |
| Nashville, Tennessee 37221 (CITY) (STATE) (ZIP) | Richmond, Virginia 23219-3736 (CITY) (STATE) (ZIP) | |

FOR AND 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, Security Pacific National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ephrahim Garcia and wife, Anna Marie 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, Tenneswsee, being Lot No. 39 on the plan of Section Two Saddle Ridge, of record in Book 5200, page 366 and 367, Register's Office for said County.

Said Lot No. 39 fronts 55.27 feet on thenortherly margin of The Cul-De-Sac at the terminus of Saddle Ridge Court and extgends back 422.50 feet on the southwesterly line and 300.00 feet on the easterly line to a broken line in the rear, measuring 489.52 feet thereon.

Being the same property conveyed to Security Pacific National Bank by Substitute Trustee's Deed of record in Book 7901, page 307, Register's Office for Davidson County, Tennessee.

3 0 1 5 9

AUG 9 2 15 PM '91

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unimproved ( )
This is improved (X) property, known as 7732 Saddle Ridge Court, Nashville, Tennessee 37221
(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 7th day of August, 19 91

Security Pacific National Bank

By: Karen R. Smith

KAREN R. SMITH ASSISTANT VICE PRESIDENT

BANK CUSTODIAN TRUSTEE

STATE OF TENNESSEE
COUNTY OF

BOOK 8417 PAGE 880

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ X ILLINOIS
COUNTY OF LAKE

Before me, Amy Reavis a Notary Public within and for the State and County aforesaid, personally appeared Karen R. Smith and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the Assistant Vice President and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such Assistant Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Karen R. Smith as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Vernon Hills, Illinois on this the 5th day of August 19 91 .

My commission expires _____

_____
Notary Public

" OFFICIAL SEAL "
AMY REAVIS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/12/92



WARRANTY DEED

FROM

Security Pacific National Bank

TO

Ephrahim Garcia and wife, Anna Marie Garcia

RETURN TO:

Jordan and Associates
One Burton Hills Blvd, Ste.220
Nashville, TN 37215

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8417 PAGE 881

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 6.00
TOTAL 543.50
CHECK 543.50

08/09/91 01 14:15 0001 2543

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38159

IDENTIFICATION REFERENCE

AUG 9 2 14 PM '91

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

No. 449106