This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8596 PAGE 506

ADDRESS NEW OWNER:
Ricardo Luis Garcia
1120 Jackson View Road
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Bailey Mortgage Company
P. O. Box 1389
Jackson, Mississippi 39215-1389

MAP AND PARCEL:
MAP 86-7
PARCEL 20
04D-01112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Patrick Eugene Dyer and wife, Donna Karen Dyer hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ricardo Luis Garcia, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 59 on the Plan of Jackson's Retreat, Phase 1, Section 2, of record in Book 5200, Pages 334 and 335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Patrick Eugene Dyer and wife, Donna Karen Dyer, by deed from Randall Phillips Builders, Inc. of record in Book 6184, Page 562, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Bailey Mortgage Company of record in Book 6880, Page 942, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360, and such easements and setback lines of record in Plat Book 5200, Page 334 and 335, and as amended in Book 5972, Page 96; along with the amendment to Lots 59 and 60 of record in Book 6077, Page 965, Register's Office, Davidson County, Tennessee.

This is improved property known as 1120 Jackson View Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ricardo Luis Garcia, unmarried, his heirs and assigns, forever; and we, Patrick Eugene Dyer and wife, Donna Karen Dyer 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10th day of December, 1991.

Patrick Eugene Dyer

Patrick Eugene Dyer

Donna Karen Dyer

Donna Karen Dyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Patrick Eugene Dyer and wife, Donna Karen Dyer the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of December, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,805.01.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1991.

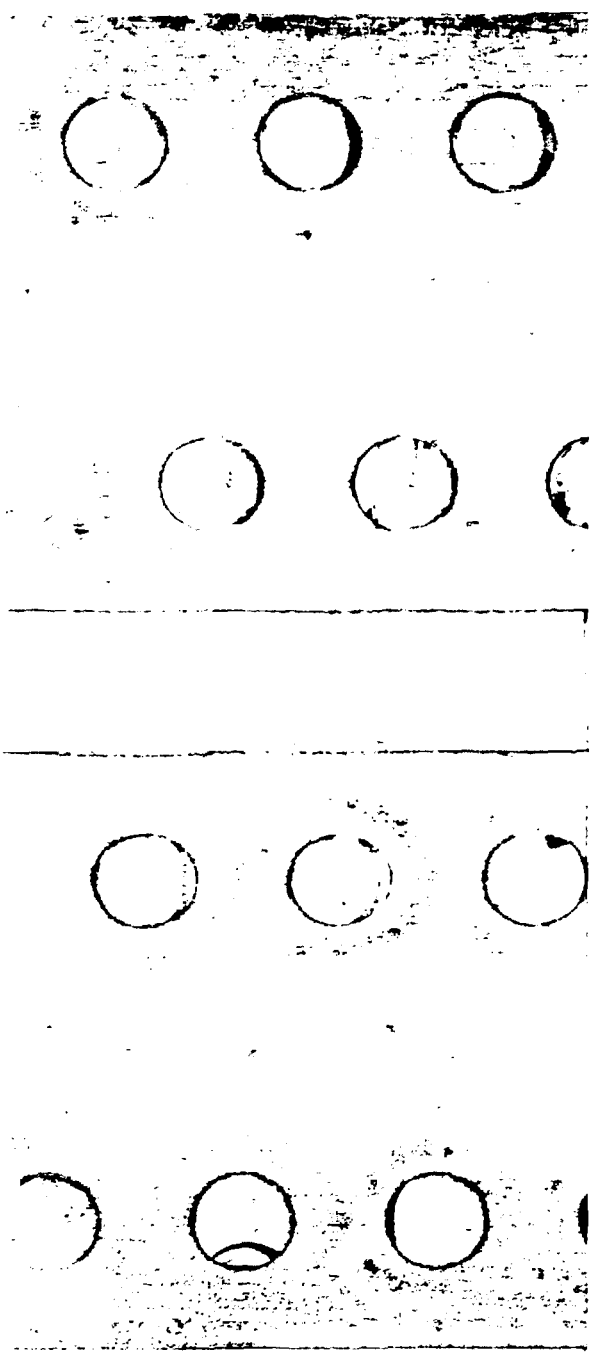
NOTARY PUBLIC
My Commission Expires: 5/22/93

6.8925

IDENTIFICATION

Dec 12 10 07 AM '91

1871 12/12 0101 03CHECK 268.96



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8506 PAGE 508

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 70805.01
CON TX 261.96
PRFEE 1.00
WDEED 6.00
TOTAL 268.96
CHECK 268.96

12/12/91 01 10:09 0001 1871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.9.2.5.

IDENTIFICATION REFERENCE

Dec 12 10 07 AM '91

FELIX Z. WILSON, II
REGISTER
NASHVILLE, TENN.

No. 484403