| [ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| [Ernesto John Garcia | | Map and Parcel |
| [218 Forest Park Blvd. | SAME | |
| [Madison, TN 37115 | | 043-13-0 223.00 |
| [ | | |
| [ | | |

[ This instrument prepared by: Cindy S. Smith, Attorney at Law,
[ 2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **ITT FINANCIAL SERVICES**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **ERNESTO JOHN GARCIA, a single person,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows to wit:

1042 01/30 0101 03CHECK 128.73

A certain tract or parcel of land in the 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 12, Block H on the Plan of Forest Park Subdivision of Madison, Tennessee, of record in Book 843,page 44, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being the same property conveyed to ITT Financial Services by deed from Kevin S. Key, Substitute Trustee, as of record in Book 8294, page 701, Register's Office for Davidson County, Tennessee.

This improved property commonly known as 218 Forest Park Blvd., Madison, Tennessee 37115.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Property Tax Lien for the current year, said taxes being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 843, Page 44 said Register's Office and all matters therein; (3) Joint Driveway Easement of record in Book 5380, Page 762, said Register's Office.

ITT FINANCIAL SERVICES IS ONE AND THE SAME AS ITT FINANCIAL SERVICES, INC.

[ STATE OF TENNESSEE
[ COUNTY OF DAVIDSON
[ The actual consideration or value, whichever is greater for this
[ transfer is $32,900.00.
[
[ x Ernesto Garcia
[ Affiant
[ Subscribed and sworn to before me this 28th day of January
[ 1992.
[ Notary Public
[ My Commission Expires 7-23-94

80257

IDENTIFICATION REFERENCE

JAN 30 9 46 AM '92

REGISTER OF DEEDS DAVIDSON COUNTY, TN

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantors have caused this Deed to be executed this 23rd day of Janaury, 19 92.

ITT FINANCIAL SERVICES

BY: _____
Print Name: K.L. Burns
Print Title: Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared K.L. Burns _____ with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Vice President of ITT FINANCIAL SERVICES, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Minneapolis (city), Minnesota (state), this 23rd day of January, 1992.

_____
Notary Public
My Commission Expires: 9-28-94

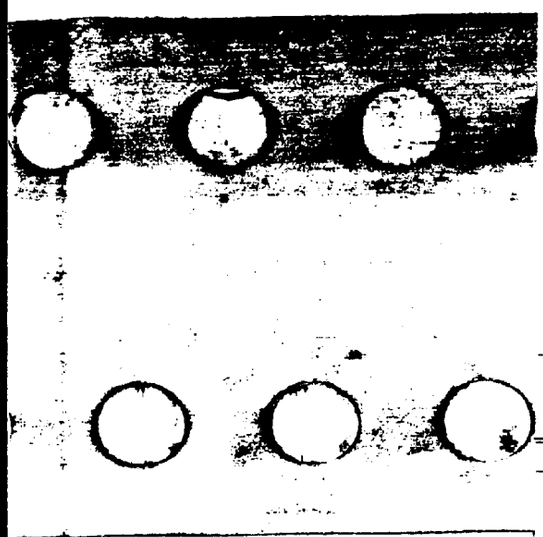
KELLY J. DALBEC
NOTARY PUBLIC - MINNESOTA
WRIGHT COUNTY
MY COMMISSION EXPIRES SEPT. 28, 1994

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8538 PAGE 397

| | | |
|---|---|---|
| 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 32900.00
CON TX 121.73
PRFEE 1.00
WREED 6.00
TOTAL 128.73
CHECK 128.73

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/92 01 09:46 0001 1042

80257

IDENTIFICATION REFERENCE

JAN 30 9 05 AM '92

DAVIDSON COUNTY, TN



No. 497390