ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Fernando Garcia	Fleet Mortgage Corporation	MAP and PARCEL
Theresa M. Garcia	Attn: Tax Dept.	
4244 Samoa Drive	783 Old Hickory Blvd. #350	075-06-0-048
Hermitage, TN 37076	Brentwood, TN 37027	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

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, **James Earl Jackson and Linda F. Jackson, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Fernando Garcia and Theresa M. Garcia, Husband and Wife** (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:

Land in Davidson County, Tennessee, being Lot No. 294 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, Page 23, Register's Office for said County, described as follows:

Said Lot No. 294 fronts 75.0 feet on the westerly margin of Samoa Drive as measured on a curve, and runs back between lines measuring 161.55 feet on the northerly line and 158.55 feet on the southerly line, to a broken line in the rear measuring 107.25 feet thereon.

Being the same property conveyed to James Earl Jackson by quitclaim deed from Diane D. Jackson of record in Book 8538, page 924, and by deed from Lonnie D. Highley and wife, Elizabeth C. Highley of record in Book 5005, page 425, said Register's office.

James Earl Jackson having since married.

This is property with a common address of 4244 Samoa Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 3700, Page 23, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3924, Page 25 and amended in Book 3952, Page 881, said Register's office.

7264 02/26 0101 03CHECK 275.40

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $72,000.00

Affiant

Subscribed and sworn before me this 25th day of February, 1993.

Notary Public

My Commission Expires: 7-23-94

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENN.

95 58 1

IDENTIFICATION REFERENCE

FEB 26 9 34 AM '93

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 and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **February, 1993**.

James Earl Jackson

James Earl Jackson

Linda F. Jackson

Linda F. Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Earl Jackson and Linda F. Jackson, Husband and Wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **February, 1993**.

Notary Public
My Commission Expires:

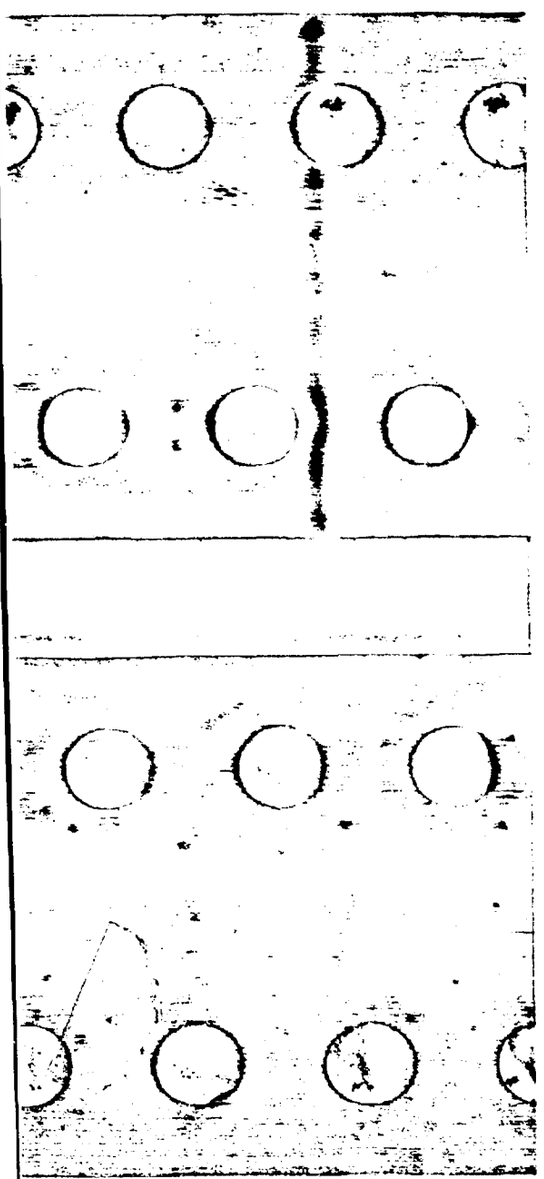
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **25th** day of **February, 1993.**

Notary Public
My Commission Expires:

File No. 9302-043



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

RECEIVED OF _____

FOR _____

BOOK 8874 PAGE 21

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

02/26/93 01 09:33 0001 7264

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 58 1

IDENTIFICATION REFERENCE

FEB 26 9 34 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 624860