275

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Donna M. Neely	Atlantic Coast Mortgage Company	MAP and PARCEL
	Attn: Tax Dept.	
1103 57th Avenue, North	12700 Fair Lakes Circle #400	091-06-0-174.00
Nashville, TN 37209	Fairfax, VA 22033	

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

BOOK 8910 PAGE 115

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, **Fernando S. Garza and Tammy Jo Garza, Husband and Wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Donna M. Neely, unmarried** (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.3 on the plan of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County.

Said Lot No. 3 fronts 85.04 feet on the southeasterly margin of 57th Avenue, North and extends back 101.7 feet on the northeasterly line and 133.7 feet on the southwesterly line to a dead line in the rear, measuring 88.2 feet thereon. Being the same property conveyed to Fernando S. Garza by deed from Rodney Lee Ellis and wife, Connie Diane Ellis, of record in Book 6714, Page 426, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1103 57th Avenue, North, Nashville, TN 37209.

Fernando S. Garza having since married. Tammy Jo Garza, wife of Fernando S. Garza joins in this conveyance.

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 2330, Page 63, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2483, Page 629, said Register's office.

07384

IDENTIFICATION REFERENCE

APR 7 9 30 AM '93

LIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $55,000.00

Donna M. Neely
Affiant

Subscribed and sworn before me this 31st day of March, 1993.

Notary Public

My Commission Expires: 7-23-94

2940 04/07 09:01 CHECK 212.50

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 **31st** day of **March, 1993**.

Fernando S. Garza

Tammy Jo Garza

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 **Fernando S. Garza and Tammy Jo Garza, 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 **31st** day of **March, 1993**.

Notary Public
My Commission Expires:

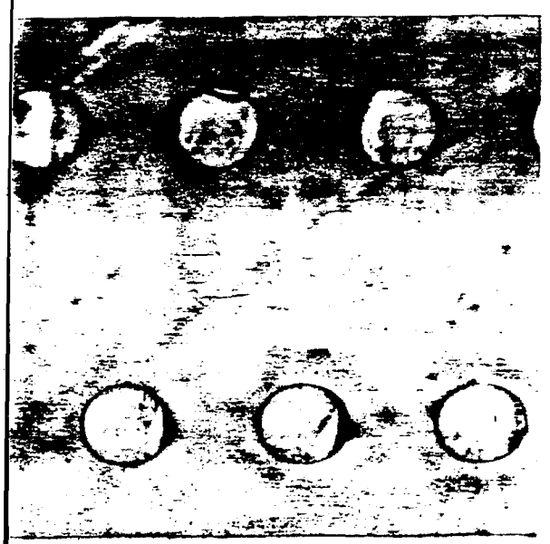
STATE OF TENNESSEE
COUNTY OF Davidson

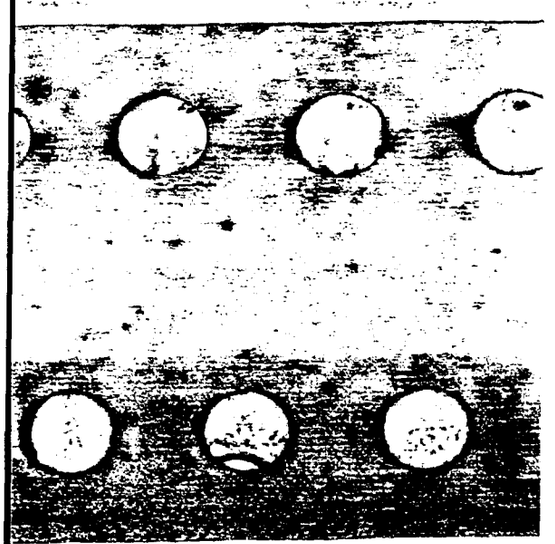
Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (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 **31st** day of **March, 1993.**

Notary Public
My Commission Expires:

File No. 9303-090





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8910 PAGE 117

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 55000.00
CON TX 203.50
PRFEE 1.00
UDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/93 01 09:30 0001 2940

07384

IDENTIFICATION REFERENCE

APR 7 9 30 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 637729