STATE OF TENNESSEE
COUNTY OF Davidson

1753-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Linda F. Starkey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7/24/99

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24, 1999

BOOK 10063 PG 359

Return to:

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda F. Starkey	Same	093-13-223.00
(NAME)	(NAME)	
406 Gates Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Ernesto John Garcia, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda F. Starkey, Unmarried

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 the 11th Civil District of Davidson County, Tennessee, being Lot No. 12, Block H on the Plan of Forest Park Subdivision of record in Book 843, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ernesto John Garcia, by deed from ITT Financial Services, filed of record in Book 8538, page 395, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 218 Forest Park Road, Madison, TN 37115

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 his hand this 24th day of May, 19 96.

Ernesto John Garcia

Ernesto John Garcia

1753-H

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named

Ernesto John Garcia, Unmarried

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville Tennessee, this 24th day of May, 19 96.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

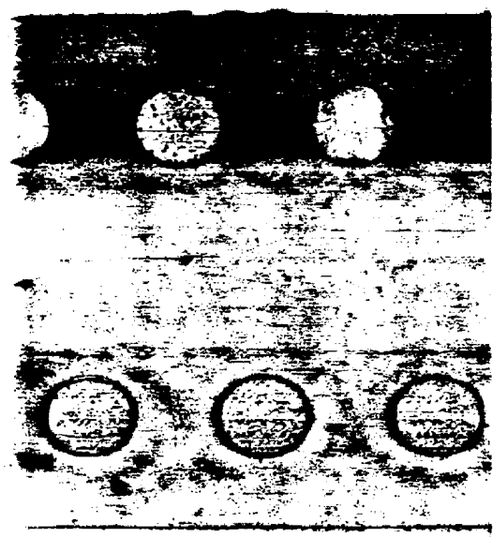
DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

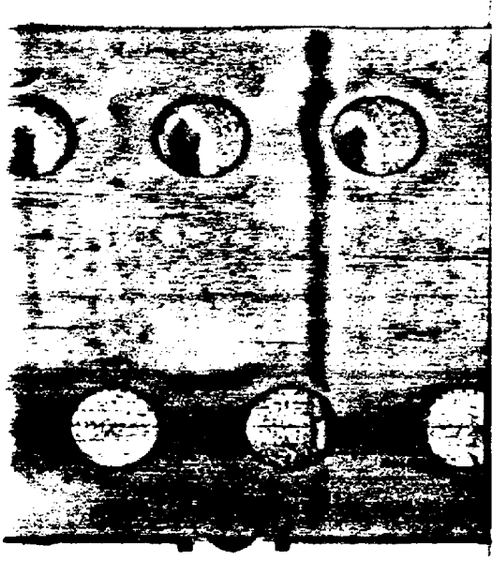
My Commission Expires JULY 24 19

0185132
IDENTIF. ← REFERENCE

96 MAY 29 AM 8:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5137 05/29 0101 03CHECK 157.89





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

RECEIVED OF _____

FOR _____

BOOK 10063 PG 361

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 40240.00
				CON TX 148.89
				PRFEE 1.00
				WDEED 8.00
				TOTAL 157.89
				CHECK 157.89
			05/29/96 01	08:09 0001 6137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185932 IDENTIF. ↑ REFERENCE

96 MAY 29 AM 8:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044051