3

BOOK 10355 PG 282

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00
Juan M. Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February 19 97

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCB-UTC-97-76

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan M. Garcia (NAME)	Southeastern Mortgage (NAME)	MAP 73-7
2400 Fairbrook Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 49
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214-5014 (CITY) (STATE) (ZIP)	

FOR AND 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, Jerry D. Smith and Todd Michael Smith and Eden Troy Smith, all unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan M. Garcia, a married person

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:

BEING Lot No. 420, on the Plan of Section Six, Sunset View, as shown by plat and survey of record in Plat Book 2900, page 54 & 55, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Gordon F. Smith and Jerry D. Smith, as a tenancy in common or their heirs by Quitclaim Deed from Pat Nichol, Trustee of record in Book 8216, Page 436, Register's Office for said County. The said Gordon F. Smith having since died and the said Todd Michael Smith and Eden Troy Smith being the only heirs at law according to Affidavit of Heirship of record in Book 10355, Page 281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2995, page 413, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2400 Fairbrook Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 7th day of February 19 97

Jerry D. Smith

Eden Troy Smith
By Todd Michael Smith attorney in fact

Todd Michael Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Smith and Todd Michael Smith

the bargainor s, with whom I am personally acquainted or 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 Brentwood Tennessee, this 7th day of February, 19 97.

Commission expires

Notary Public

MEGAN A. REGIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

My Commission Expires MAR. 25, 2000

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such , and attesting the same by the said as such .

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 7th day of February, 1997, before me personally appeared Todd Michael Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eden Troy Smith, and who acknowledged that Eden Troy Smith executed the same as the free act and deed of the said Eden Troy Smith by virtue of that Power of Attorney, duly executed by the said Eden Troy Smith and appearing of record in Book , page , of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of February, 1997.

My Commission Expires

Notary Public

MEGAN A. REGIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2000

97 FEB 21 AM 9:50

FELIX E. DELK
DAVIDSON COUNTY, TN.

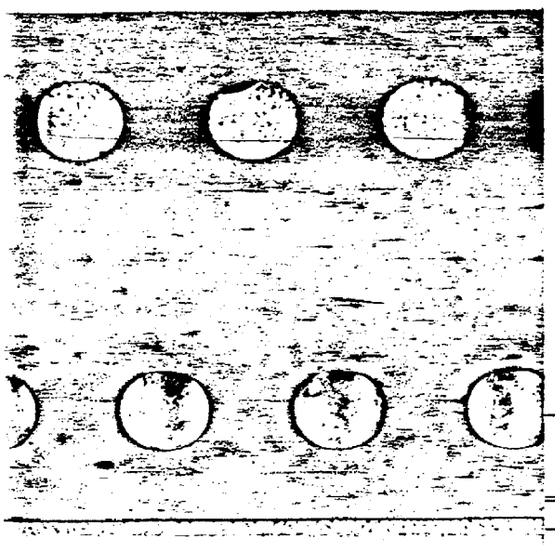
IDENTIFICATION REFERENCE

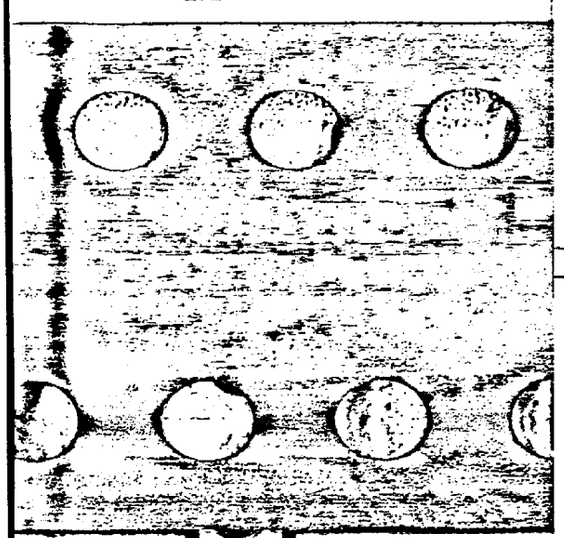
0274959

8436 02/21 0101 03CHECK 227.50

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

BOOK 10355 PG 284

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
02/21/97	01			09:54 0001 8436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274959
IDENTIF. & REFERENCE

97 FEB 21 AM 9:50
DAVIDSON COUNTY, TN.

No. 1118877