BOX 15

WARRANTY DEED

BOOK 10357 PG 963

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,121.40
Shannon Elyse Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: May 7, 1997
(AFFIX SEAL)

NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
LARGE

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Elyse Thornhill (NAME)	First Commercial Mortgage Co. (NAME)	86-7 #20
1120 Jackson View Road (ADDRESS)	P.O. Box 626 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Little Rock, Arkansas 72203 (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, Ricardo Luis Garcia, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannon Elyse Thornhill, 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 Davidson County, Tennessee, being Lot No. 59 on the Plan of Jackson's Retreat, Phase 1, Section 2, as of record in Book 5200, pages 334 and 335, amended in Book 5972, page 96 and Book 6077, page 965, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ricardo Luis Garcia, unmarried by deed from Patrick Eugene Dyer and wife, Donna Karen Dyer of record in Book 8506, page 506, Register's Office for Davidson County, Tennessee.

AS AN ADDITIONAL CONSIDERATION FOR THE CONVEYANCE, GRANTEE HEREIN HEREBY ASSUME AND AGREE TO PAY THE UNPAID BALANCE NOW DUE ON THAT CERTAIN DEED OF TRUST NOTE SECURED BY AND IDENTIFIED IN THAT CERTAIN DEED OF TRUST IN FAVOR OF INVESTORS FEDERAL SAVINGS BANK THE DEED OF TRUST REFLECTS LOAN BEING MADE TO PATRICK EUGENE DYER AND WIFE, DONNA KAREN DYER FILED THE 29TH DAY OF MAY, 1986, AND RECORDED IN BOOK 6880, PAGE 942, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID DEED OF TRUST ASSIGNED TO FIRST COMMERCIAL MORTGAGE COMPANY OF RECORD IN BOOK 10192, PAGE 223, REGISTER'S OFFICE FOR SAID COUNTY.

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

unimproved ( )
This is improved (X) property, known as 1120 Jackson View Road, Hermitage, TN 37076
(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 this 21st day of February 19 97

Ricardo Luis Garcia

Shannon Elyse Thornhill

BOX 15

BOOK 10357 PG 964

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 Ricardo Luis 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 Nashville, Tennessee, this day of February, 19 97

Commission expires May 7, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Elyse Thornhill, unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executedthe within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of February, 1997.

My Commission Expires: May 7, 1997

Notary Public

IDENTIF. ↑ REFERENCE 0275876

97 FEB 24 PM 3:34

FELIX A. BASSETT REGISTER
DAVIDSON COUNTY, TN.

Warranty Deed from Ricardo Luis Garcia, to Shannon Elyse Thornhill.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

9424 02/24 0101 03CHECK 335.00



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

RECEIVED OF _____

FOR _____

BOOK 10357 PG 965

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88121.40
CON TX 326.05
PRFEE 1.00
WDEED 8.00
TOTAL 335.05
CHECK 335.05

02/24/97 01 15:35 0001 9424

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0275876
IDENTIF. ↑ REFERENCE

97 FEB 24 PM 3:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1119857