WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10397 PG 391

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Michael A. Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 97

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 22, 2000

Judy S Wells
Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Anthony Garcia (NAME)	Michael Anthony Garcia (NAME)	71-14-1
529 Weakley Avenue (ADDRESS)	529 Weakley Avenue (ADDRESS)	13DA-00925
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (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, Mildred Holland, unmarried

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mildred Holland, a Life Estate for and during her life, with the remainder interest to Michael Anthony Garcia

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, Tennesse, BEING Lot No. 15 on the Plan of Map of Weakley and Dodd's Subdivision of Lot No. 17 in Brooklyn, of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Said Lot No. 15 fronts 45 feet on the westerly side of Weakley Avenue and runs back with the northerly margin of a 10-foot alley, 150 feet to an alley in the rear, and shows 50 feet on said rear line.

Being the same property conveyed to Claude C. Holland and wife, Mildred Holland, by deed from Calvin Brewington and wife, Rebecca Faye Brewington, of record in Book 4070, page 646, Register's Office for Davidson County, TN. The said Claude C. Holland having since died, property is vested in Mildred Holland as surviving tenant by the entirety.

unimproved ( )
This is improved (X) property, known as 529 Weakley Avenue, Nashville, TN 37207
(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 my hand this 26th day of March, 19 97

Mildred Holland
Mildred Holland

BOOK 10397 PG 392

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 Mildred Holland, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March 19 97.

Commission expires 9/23/2000

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

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 _____ 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

02888819

IDENTIF. & REFERENCE

97 APR -1 AM 8:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3319 04/01 0101 03CHECK 27.50



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

RECEIVED OF _____

FOR _____

BOOK 10397 PG 393

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

CA#T	5000.00
CON T>	18.50
PRFEE	1.00
WDEED	8.00
TOTAL	27.50
CHECK	27.50

04/01/97 01 08:33 0001 3319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288819
IDENTIF. ↑ REFERENCE

97 APR -1 AM 8:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133592