Mail BOOK 10721 PG 447

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Rafael Yescas 1010 Windrush Road Mt. Juliet, TN 37122	Same as New Owner	Map 34-14 Parcel 56 Field Book 11D29675

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JOSE GARCIA and wife, VERONICA GARCIA, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto RAFAEL YESCAS, a married man, hereinafter referred to as the "GRANTEE", his respective heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the West 160 feet of the South 195 feet of Lot No. 23 and the East 40 feet of the South 190 feet of Lot No. 22 on the Map of the Subdivision of the Edgemeade Farms as of record in Book 547, pages 89 and 90, Register's Office for said County. Said parts of said lots front 200 feet on the north side of Edgemeade Boulevard and run back between parallel lines 195 feet to a dead line.
>
> Being the same property conveyed to Jose Garcia and wife, Veronica Garcia, by deed from Wallace Mitchell, unmarried, filed for record in Book 10563, page 268, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 115 Edgemeade Avenue, Madison, TN 37115.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1997 real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTEE, when due; and,
2. A first mortgage lien evidenced by a Deed of Trust executed by Jose Garcia and wife, Veronica Garcia, to Larry D. Craig, Trustee, to secure to Wallace Mitchell the payment of a mortgage debt in the original principal amount of $62,000.00, payable as provided therein, with all remaining balance, if not sooner paid, due and payable on July 1, 2010. Said Deed of Trust being of

record in Book 10563, page 271, Register's Office for Davidson County, Tennessee.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

The GRANTEE, Rafael Yescas, by his signature hereto agrees to pay all payments due to be paid to Wallace Mitchell or his assigns under a Deed of Trust Note and Deed of Trust dated August 4, 1997 and filed for record in Book 10563, page 271, Register's Office for Davidson County, Tennessee, in a timely manner and further agree to indemnify and hold harmless the GRANTORS, Jose Garcia and wife, Veronica Garcia, from any cost, expense or judgment relating to any claim, demand or suit regarding the said Deed of Trust Note or Deed of Trust including the reasonable attorney's fees, court costs and other litigation expenses incurred by Jose Garcia and wife, Veronica Garcia, their heirs or personal representatives.

Wallace Mitchell, owner and holder of the indebtedness as set forth and described in a Deed of Trust Note and Deed of Trust of record in Book 10563, page 271, Register's Office for Davidson County, Tennessee, joins in this conveyance to consent to the assumption of the mortgage debt by Rafael Yescas; however, it is understood and agreed by all of the parties hereto that Jose Garcia and wife, Veronica Garcia, shall not be released from liability on the said mortgage debt and that Jose Garcia, Veronica Garcia, and Rafael Yescas shall be jointly and severally liable for the indebtedness owing under the said Deed of Trust Note and Deed of Trust and shall jointly and severally be bound by all of the terms, conditions and provisions contained in the said Deed of Trust Note and Deed of Trust.

WITNESS our hands on this the 11th day of December, 1997.

"GRANTORS"

Jose Garcia
JOSE GARCIA

Veronica Garcia
VERONICA GARCIA

"GRANTEE"

Rafael Yescas (Abascal)
RAFAEL YESCAS

"MORTGAGEE"

Wallace Mitchell
WALLACE MITCHELL

1261 12/15 0101 03CHECK 240.46

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE GARCIA and wife, VERONICA GARCIA, RAFAEL YESCAS, and WALLACE MITCHELL, 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, at office, this the 11th day of December, 1997.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $61,474.94.

Rafael Yescas (Abascal)
Affiant

Sworn to and subscribed before me, this the 11th day of December, 1997.

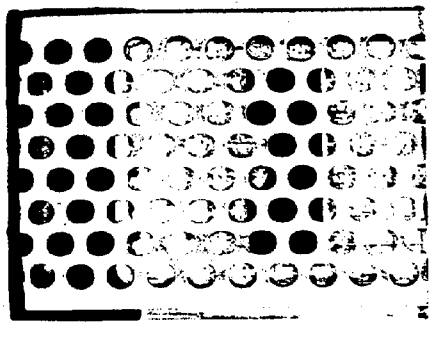
NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

97 DEC 15 PM 3:14

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6380217



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

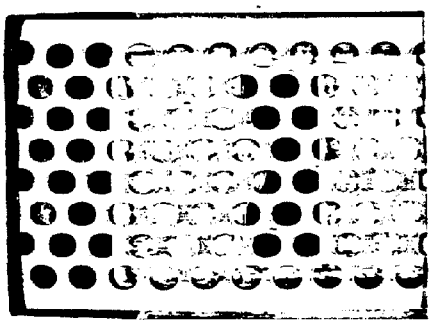
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61474.94
CON TX 227.46
PRFEE 1.00
WDEED 12.00
TOTAL 240.46
CHECK 240.46

12/15/97 01 15:18 0001 1261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0380217

IDENTIFICATION REFERENCE

97 DEC 15 PM 3:14

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

BOOK 10721 PG 450

No. 1232021