OWNER:
MARIO B. GARCIA
4309 Central Valley Dr.
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds
Attorneys at Law
109 Castle Heights Avenue North
Lebanon, Tennessee 37087

Mail

SEND TAX BILLS TO:
RIGHT MORTGAGE COMPANY
325 West Main Street, Suite 200
Lebanon, TN 37087

10821 791

Map 86-16 Parcel 48

D E E D

FOR AND IN CONSIDERATION of the sum of Eighty-Two Thousand and 00/100 Dollars ($82,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **THEODORE B. NICKSON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **MARIO B. GARCIA**, his heirs and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

> Being Lot No. 52 on the Plan of Central Valley Subdivision of record in Book 5800, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.
>
> Being the same property conveyed to THEODORE B. NICKSON by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated February 22, 1993, and of record in Book 8874, Page 864, Register's Office for Davidson County, Tennessee.
>
> This description is the same as in the prior deed.
>
> THIS IS IMPROVED PROPERTY

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said **MARIO B. GARCIA**, his heirs and assigns, in fee simple, forever.

I COVENANT with said Grantee that I am lawfully seized and possessed of said property; that I have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and that I will forever

warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all visible easements or rights-of-way, any and all matters shown on the plat of record at Book 5800, Page 71, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION to be given date of deed. BK 1082 PG 792

Property taxes for the year 1998 shall be prorated as of the date of this deed.

AND I, Sandra Nickson, wife of the said Theodore B. Nickson, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURES hereto this 25th day of February, 1998.

Theodore B. Nickson
THEODORE B. NICKSON

Sandra Leigh Jones-Nickson
SANDRA NICKSON

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, THEODORE B. NICKSON and wife, SANDRA NICKSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of February, 1998.

Gary S. Bell
Notary Public

My commission expires: 12/12/99

****

The actual consideration or value, whichever is greater, for this transfer is $ 82,000.00 .

X _____
Affiant

Sworn to and subscribed to before me, this the 25th day of February, 1998.

_____
Notary Public

My commission expires: 12/12/99

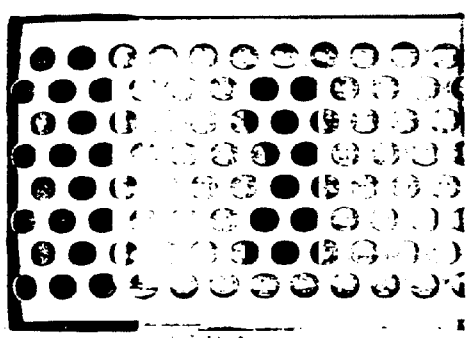
BOOK 1082 PAGE 793

0407674

IDENTIFICATION REFERENCE

98 MAR -4 AM 10:26

3



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

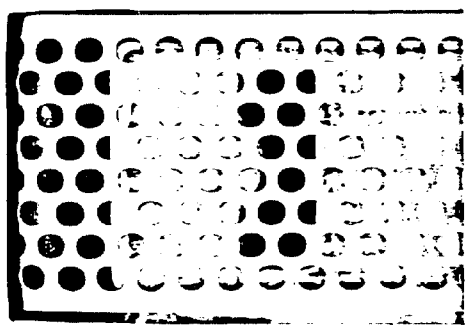
FOR _____

BOOK 10821 PG 794

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407674

98 MAR -4 AM 10:26

No. 1261222