BOOK 11604 PAGE 733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,800.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 1999.

AMY FREDRICKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 28, 2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

99 AUG -4 AM 9:43

RECEIVED
REGISTER
TN.

MAIL ENV.

060174

IDENTIFICATION & REFERENCE

ADDRESS NEW OWNER(S) AS FOLLOWS:
Chris H. Holden and Michelle D. Holden
3313 Towne Ridge Road
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage

MAP-PARCEL NUMBERS:
150-11-058

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gustavo C. Garcia and Marsha E. Garcia** hereinafter referred to as Grantor, hereby transfers and conveys to **Chris H. Holden and wife, Michelle D. Holden** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 166, on the plan of Towne Village of The Country, Section II, of record in Plat Book 5200, page 176 and 177, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gustavo C. Garcia and wife, Marsha E. Garcia, by deed from Richard Earl-Smith and wife, Elaine Denton Smith, as of record in Book 9685, page 925, Register's Office for Davidson County, Tennessee.

08/03/04 01:11 PM CHECK 376.50

County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying

their prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3313 Towne Ridge Road, Antioch, TN 37013.

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 I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 30th day of July, 1999.

Gustavo C. Garcia

Marsha E. Garcia

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 Gustavo C. Garcia and Marsha E. Garcia, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 1999.

Notary Public

11-18-01
My Commission Expires

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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06201174

IDENTIFICATION & REFERENCE

99 AUG -4 AM 9:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	98800.00
CON TX	365.56
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	376.56
CHECK	376.56

08/04/99 01 09:49 0001 1676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499887