WARRANTY DEED



Instr:200004040033961 Page: 1 OF 2
REC'D FOR REC 04/04/2000 5:38:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $416.25

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Andrea C. Hebert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~5th~~ 31st DAY OF ~~June~~ March, 2000 ~~1998~~

Jennifer Dunlap
Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Dr Ste 151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea Christine Hebert (NAME)	SouthTrust Mortgage Corporation (NAME)	147-10 192.00
523 Adamwood Drive (ADDRESS)	210 Wildwood Parkway (ADDRESS)	06DU 67994
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35209 (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, Carlos Alan Garcia and Joaquin Garcia and wife, Barbara P. Garcia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Andrea Christine Hebert, 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, TN, BEING Lot No. 25 on the Plan of Parkview Estates, Section Two, of record in Plat Book 3700, page 87, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Carlos Alan Garcia and Joaquin Garcia and wife, Barbara P. Garcia, by deed from Frances McEntee Kaset k/n/a Frances Peebles and husband Roddie Peebles, of record in Book 10968, page 674, Register's Office for Davidson County, Tennessee.

Natalie Garcia joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Carlos Alan Garcia.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 4094, page 686; Plan of record in Plat Book 3700, page 87; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 523 Adamwood Drive, Nashville, TN 37211
(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 ~~5th~~ 31ST day of ~~June~~ MARCH, ~~1998~~ 2000

Carlos Alan Garcia
Carlos Alan Garcia

Barbara P. Garcia
Barbara P. Garcia

Joaquin Garcia
Joaquin Garcia

Natalie Garcia by Carlos Alan Garcia atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlos Alan Garcia and Joaquin Garcia and wife, Barbara P. Garcia

the bargainor s, 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 and official seal at Brentwood, Tennessee, this 31st day of March, 2000.

Commission expires 9/23/2000

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 _____ 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 _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Carlos Alan Garcia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Natalie Garcia, the within named bargainor(s), and that he/she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name(s) **Natalie Garcia**, the bargainor(s), by the said, **Carlos Alan Garcia,** as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 31st day of March, 2000.

My Commission Expires: 9/23/2000

Notary Public

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