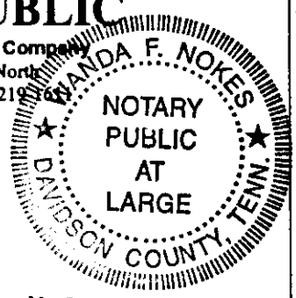
OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 02/23/01 09:33 2pgs
Fees:11.00 Taxes:814.00
20010223-0017063



My Commission Expires 10-9-2001

STATE OF TENNESSEE }
COUNTY OF ~~Davidson~~ Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Nell Lackey Exton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ____ DAY OF February, ~~XX~~2001

Wanda F Nokes
NOTARY PUBLIC

My Commission expires: 10/9/01

THIS INSTRUMENT PREPARED BY
Joseph L. Lackey, Jr., Suite 1230, AmSouth Center, 315 Deaderick Street, Nashville, TN 37238-1230
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Roy J. Garcia, et ux. (NAME)	BANK OF AMERICA, N.A. (NAME)	Map 130-11
4516 Harpeth Hills Drive (ADDRESS)	P O Box 9000 (ADDRESS)	Parcel 60
Nashville, (CITY) TN (STATE) 37215 (ZIP)	Getzville, NY (CITY) 14068-0999 (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Nell Blythe Lackey-Exton and husband, Peter B. Exton

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Roy J. Garcia and wife, Carolyn R. Garcia

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 175 feet of Lot No. 3 of Block "D" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 175 feet on the westerly side of Harpeth Hills Drive and runs back between parallel lines 263.2 feet to a dead line in the rear.

Being the same property conveyed to Nell Blythe Lackey-Exton and husband, Peter B. Exton by deed from Kenneth F. Mansfield and wife, Connie J. Mansfield, of record in Book 9697, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

This is unimproved (X) improved ( ) property, known as 4516 (House Number) Harpeth Hills Drive (Street) Nashville, (City) TN (State) 37215 (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 16 day of February, XX 2001.

Nell Blythe Lackey-Exton

Peter B. Exton

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nell Blythe Lackey-Exton and husband, Peter B. Exton _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 16 day of February, 19 2001.

My Commission expires:
1-31-2004

Pamela G Sublett
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public