RETURN TO:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of March, 2001, by and between ADA B. WEAVER, AN UNMARRIED WOMAN, hereinafter called Grantor, and MARCO H. GARCIA and NATALIA GARCIA, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, ADA B. WEAVER, AN UNMARRIED WOMAN, Grantor, does hereby bargain, sell, transfer and convey unto MARCO H. GARCIA and NATALIA GARCIA, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 323 FOREST PARK ROAD, 5-1, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and his/her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Ada B. Weaver
ADA B. WEAVER Signature of Seller

Davidson County DEEDWARR
Recvd: 03/07/01 15:36 3pgs
Fees:15.00 Taxes:107.30

20010307-0021748

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ADA B. WEAVER, AN UNMARRIED WOMAN, the within named bargainors, 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 **1st** day of March, 2001.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

M.A.G.

MARCO A. GARCIA and NATALIA GARCIA, HUSBAND AND WIFE
323 Forest Park, 5-1
Madison, Tn 37115

Property Address:

323 FOREST PARK ROAD, 5-1
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 43-13-A, PARCEL 49

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$29,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Marco A. Garcia
Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **March, 2001.**

Notary Public

My Commission Expires: 5/30/2004

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333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being unit 5-1 on the Plan of Robin Hood Condominiums, as of record in Plat Book 5200, page 124 and established according to the Master Deed of record in Book 5388, page 524, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to ADA B. WEAVER, AN UNMARRIED WOMAN, by WARRANTY DEED from HUGO LAND COMPANY, of record in INSTRUMENT NO. 200004050034257, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2001 and subsequent years not yet due and payable (MAP 43-13-A, PARCEL 49).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 124, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. All of the terms, conditions and provisions of the Tennessee Horizontal Property Act, as set forth in T.C.A. 66-27-101, et seq.

4. Covenants, restrictions, easements, reservations and interest in favor of other unit owners and all sewer, water, electric, telephone and other utility easements now or hereaftert established and all other terms and conditions as may be set forth in the Master Deed and the By-Laws of Robin Hood Condominiums appended thereto, of record in Book 5388,
page 524, as amended in Book 11399, page 660, Register's Office for DAVIDSON County, Tennessee.

5. Charter of Robin Hood Homeowners Association, of record in Book 5383, page 314, said Register's Office.