WARRANTY DEED

Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214
NCP17747

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February, 2001

RALPH SUMMERS NOTARY PUBLIC LARGE SHELBY COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Aug. 29, 2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive,#151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack B. Silverman (NAME)	Metrociti Mortgage Corp. (NAME)	118-05-170.00
836 Clayton Avenue (ADDRESS)	16030 Ventura BLVD 4th floor (ADDRESS)	16DA 12885
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Encino, CA 91436 (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, Roy Joaquin Garcia and wife, Carolyn Renee Garcia

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack B. Silverman, A Single MAN

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 the 7th Civil District of Davidson County, Tennessee, being a part of the Joseph Vaulx Lands, and known as the easterly 50 feet of the southerly 175 feet of Lot No. 30 and the westerly 25 feet of the southerly 175 feet of Lot No. 31 on the Map of Battlefield Estates, Section I, as of record in Book 843, pages 96 and 97, Register's Office for said County, and likewise being known as Lot No. 3 on an unrecorded Subdivision of Lots Nos. 29, 30 and 31, of said Battlefield Estates, Section I, and shown on a survey therof made by Z.J. Wilkinson, Surveyor, August 4, 1941.

According to said survey said parts of said lots and/or said lot, fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Roy Joaquin Garcia and wife, Carolyn Renee Garcia, by deed from Scott Haley and Jack Rainey, of record in Book 10733, page 968, Register's Office for Davidson County, Tennessee.

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; Plan of record in Book 843, pages 96 and 97; all in the Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 03/08/01 15:46 2pgs
Fees:11.00 Taxes:569.80

20010308-0022294

This is improved (X) unimproved ( ) property, known as 836 Clayton Avenue, Nashville, TN 37204
(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 our hand s this 16th day of February, 2001

Roy Joaquin Garcia

Carolyn Renee 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 Roy Joaquin Garcia and wife, Carolyn Renee 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 6th day of February, 2001.

Commission expires 9/25/2004

JOHN S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 25, 2004

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