Prepared by and after Recording Return To:
Title Enterprises, LLC
214 Centerview Drive, Suite 225
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 09/11/01 09:19 3pgs
Fees:18.00 Taxes:306.73
20010911-0098439

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carla Alvarado, unmarried** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Jose Fuentes Garcia** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real-estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utitities or other governmental regulations applicable to the foregoing property.

The taxes for the current year have been prorated and are assumed by the grantee(s).

Witness my hand this 7 day of September, 2001.

Carla Alvarado

Carla Alvarado

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared,**Carla Alvarado,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 7 day of September, 2001.

Notary Public

My Commission Expires: _____

BLYTHE BOND SANDERS III
NOTARY PUBLIC AT LARGE
Comm. exp. 11-30-2002
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $82,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Leta C Barber
Affiant

Subscribed and sworn to before me this 7 day of September, 2001.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE Comm. exp. 11-30-2002 DAVIDSON COUNTY, TENNESSEE

MAP AND PARCEL NUMBERS: 148-15-217.00

ADDRESS NEW OWNER:
200 Clipper Court
Nashville, TN 37211

SEND TAX BILLS TO:
GMAC Mtg Corp.
100 Witmer Rd. PO Box 963
Horsham, PA 19044

2-010653

EXHIBIT A

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 23 on the plan of Apache Hills, Section 6, as of record in Book 5200, page 173, Register's Office for said County.

Lot No. 23, a corner lot, fronts 97.21 feet on the southeasterly margin of Clipper Court and 39.18 feet on the southwesterly margin of Eastview Drive, said frontages joined by a curve having a length of 37.50 feet, and extends back 127.16 feet on the southeasterly line and 79.31 feet on the southwesterly to a point of intersection.

Being the same property conveyed to Carla Alvarado, unmarried, from Brenda Egan Lloyd, unmarried, by Warranty Deed dated July 28, 1995 and recorded August 1, 1995 in Book 9748, page 46, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 5449, page 535 and all matters of record on plat in Plat Book 5200, page 173, Register's Office for said County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantees(s).

C A

(2-010653/4)