This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Silvio Ramon Garcia
918 Lebanon Road
Nashville TN 37210

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-4
PARCEL 143
6DA-22850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jason E. Brickey, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Silvio Ramon Garcia, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 9, on the unrecorded plan of a resubdivision of part of Lots Nos. 8 and 9 on the Plan of Melrose, of record in Plat Book 57, Page 44, Register's Office for Davidson County, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell and Greek, Engineers, on April 20, 1950, described as follows:
>
> SAID Lot 9 lies 60 feet easterly from the east line of Lot No. 11 on said plan, front 60 feet on the southerly side of Rosedale Avenue, running back between parallel lines 205 feet to a dead line on which it measures 60 feet.
>
> BEING part of the same property conveyed to Jason E. Brickey by deed from Wallace L. Chambers, Jr., of record in INST: 200001100003226, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 2002 have been pro-rated and assumed by Grantee. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as 507 Rosedale Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Silvio Ramon Garcia, his heirs and assigns, forever; and I, Jason E. Brickey, unmarried do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/08/02 08:20 2pgs
Fees:13.00 Taxes:44.40
20020408-0042194

Witness my hand this the 1st day of April, 2002.

Jason E. Brickey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jason E. Brickey, unmarried the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 1st day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 12,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of April, 2002.

NOTARY PUBLIC
My Commission Expires: 11/27/2004