Bk 34

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $92,400.00

JORGE GARCIA
Affiant

Davidson County DEEDWARR
Recvd: 04/23/02 13:37 2pgs
Fees:13.00 Taxes:341.88

20020423-0050023

Subscribed and sworn to before me, this 18th day of April, 2002.

MARK R. SHARP NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

Notary Public
My commission expires: 1-18-05

01-0204-24152

Address of New Owner:	Send Tax Bills to:	Tax Information
Jorge A. Garcia	Right Mortgage Company	148-12-0-138.00
804 Richards Road	106-B West Hill Drive	
Antioch TN 37013	Lebanon, TN 37087	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dorothy Geraldine Walker, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Jorge A. Garcia and wife, Maria Mendoza, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Hazelwood, Section Four, of record in Plat Book 3842, Page 62, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dorothy Geraldine Walker by Quitclaim Deed from Walker Realty Company, Inc., of record in Book 5144, Page 112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 804 Richards Road, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 18th day of April, 2002.

Dorothy Geraldine Walker

Dorothy Geraldine Walker
by Debra J. Walker
Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melba J. Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Dorothy Geraldine Walker (one and the same as Dorothy W. Walker) and that she is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 18th day of April, 2002.

Notary Public

My commission expires: _____

