Davidson County DEEDWARR
Recvd: 08/20/02 11:24 2pgs
Fees:13.00 Taxes:405.63

20020820-0100508

Prepared by:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Boulevard, Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00.

Affiant

Subscribed and sworn to before me, this 9th day of August, 2002.

Notary Public
My commission expires: ~~07/06/05~~ 4-18-06

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN My Commission Expires: 4-18-06

File No. 80261

Address of New Owner:	Send Tax Bills to:	Tax Information
Manuel E. Garcia 120 Cedarmont Circle Nashville TN 37211	Columbia National, Inc. 7142 Columbia Gateway Dr. Dept E 1-02 Columbia, MD 21046-2132	162-13-176.00

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, **Ronald C. Smith and wife, Linda W. Smith**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Manuel E. Garcia, a married man**, 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. 41 on the Plan of Dreamland Estates Southeast, Section 1, of record in Plat Book 5200, page 646,* Register's Office for said County, to which plan reference is hereby made for a more complete description.

* as corrected in Book 6248, Page 676,

**

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 120 Cedarmont Circle, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. 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.

**

Being the same property conveyed to Ronald C. Smith and wife, Linda W. Smith by deed from Secretary of Housing and Urban Development filed of record in Book 8533, Page 786, Register's Office of Davidson County, Tennessee.

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 9th day of August, 2002.

Ronald C. Smith

Ronald C. Smith

Linda W. Smith by Ronald C. Smith, attorney in fact

Linda W. Smith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Ronald C. Smith**, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for **Linda W. Smith** and that he is authorized by **Linda W. Smith** to execute this instrument on her behalf.

Witness my hand in Mt. Juliet, TN, this 9th day of August, 2002.

Terrie Lyn Reed

Notary Public

My Commission expires 07/06/05

