WARRANTY DEED

L. D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN. My Commission Expires APRIL 28, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 405 Two Mile Pike, Suite C, Goodlettsville, TN 37072-1859

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Narciso Carrillo	HomeFocus Tax Service, LLC Lender #2070	Map 043-13-A Parcel 049.00 CC
(NAME) 323 Forest Park Road 5-1	(NAME) P.O Box 26389	
(ADDRESS) Madison, TN 37115	(ADDRESS) Richmond, VA 23260-0000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marco H. Garcia and Natalia Garcia, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Narciso L. Carrillo, Married** 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:

MHG NG

Situated in Davidson County, Tennessee, being unit 5-1 on the Plan of Robin Hood Condominiums, as of record in Plat Book 5200, Page 124 and established according to the Master Deed of record in Book 5388, Page 524, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marco H. Garcia and Natalia Garcia, Husband and Wife by Warranty Deed of record in Instrument #20010307-0021748, Register's Office for Davidson County, Tennessee.

2003 Property Taxes shall be the responsibility of the Grantee when due and payable..

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract land.

This is the same legal description as on the previous deed of record.

Isidora Z. Tocas joins in this conveyance for the purpose of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

This is improved property, known as 323 Forest Park Road 5-1, Madison, TN 37115
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hands this 24 th day of February, 2003.

Marco H. Garcia

Natalia Garcia

Davidson County DEEDWARR
Recvd: 03/03/03 08:11 2pgs
Fees:13.00 Taxes:155.40

20030303-0027172

STATE OF Oregon

COUNTY OF Polk

A.

Before me, the undersigned, a Notary Public, in and for the said County and State, Marco H. Garcia and Natalia Garcia the within named bargainor(s), with whom I am personally acquainted or proved to be 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 this: 24th February 2003

Commission expires: 26 Aug 2005

Notary Public

OFFICIAL SEAL
DAVID L DORSHIMER
NOTARY PUBLIC-OREGON
COMMISSION NO. 346274
MY COMMISSION EXPIRES AUG 26, 2006