Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1276

Return To:
Elite Title Company
109 Westpark Drive
Suite 100
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Austin E. Garza, and Sarah McBean Garza**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Eric George, and wife Michelle George**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 76 on the First Revision of Somerset Farms, Section Four, Phase I, a Planned Unit Development, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Austin E. Garza and Sarah McBean, both unmarried, by deed of record in Inst. No. 200005090047057, Register's Office, Davidson County, TN.

Sarah McBean is now married and known as Sarah McBean Garza.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 604 Dusk Court, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of May, 2003

Austin E. Garza

Sarah McBean Garza

Sarah McBean Garza

Davidson County DEEDWARR
Recvd: 05/27/03 11:29 2pgs
Fees:13.00 Taxes:617.90

20030527-0071222

State of Tennessee)
County of Davidson)

On this 16th day of May, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Austin E. Garza and Sarah McBean Garza, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 167,000.00.**

Affiant

Sworn and subscribed before me on this the 16th day of May, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Daniel Eric
604 Dusk Court
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:

TAX MAP-PARCEL #:
141-7-B-92CO