File Box 14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/03 08:39 2pgs
Fees:13.00 Taxes:255.30

20030926-0142539

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF September, 2003

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kris A. Robbie (NAME)	IndyMac Bank (NAME)	MAP 073-07-0
2404 Robbie Court (ADDRESS)	3465 Foothill (ADDRESS)	PARCEL 231.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Pasadena, CA 91107 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robyn Y. Lewis Garcia and Alvaro Alberto Garcia, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kris A. Robbie and wife, Raili Robbie

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 39-B, Zone Lot Division of Lots 22 through 26, 38 and 39, (Section 4) and 41, 42 and 43 (Section 3), Cabin Hill Subdivision, a Planned Unit Development, of record in Book 5200, Page 795 and amended in Book 6250, Page 523, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Robyn Y. Lewis, unmarried, by Deed from Clementeen Ewing and Pamela Washington, joint tenants with rights of surviorship, of record in Book 10025, Page 64, Register's Office for Davidson County, Tennessee. The said Robyn Y. Lewis having since married and is now known as Robyn Y. Lewis Garcia.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6430, Page 508, and as amended in Book 9412, Page 317, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Alvaro Alberto Garcia, spouse of the above named Robyn Y. Lewis Garcia, joins in this conveyance for the purpose of releasing any and all rights he may have

unimproved ( )
This is improved (X) property, known as 2404 Robbie Court, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hand s this 24th day of September, 2003

Robyn Y. Lewis Garcia

Alvaro Alberto Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robyn Y. Lewis Garcia and Alvaro Alberto Garcia, wife and husband

the bargainor s, with whom I am personally acquainted or proved to me 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 at NASHVILLE Tennessee, this 24th day of September, 2003

Commission expires 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

CONTINUATION OF LEGAL DESCRIPTION

in and to the above described property, including any marital rights and homestead exemption.