(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Sabas Garcia
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 29th day of September, 2003.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires MAR. 27, 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/14/03 13:01 2pgs
Fees:13.00 Taxes:425.50
20031014-0152140

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sabas Garcia
113 Cedarmont Circle
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Pulte Mortgage, LLC
7475 South Joliet Street
Englewood, CO 80112

MAP-PARCEL NUMBERS:
162-13-159

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mamie Maria Bullard** Richardson, married,* hereinafter referred to as Grantors, hereby transfers and conveys to **Sabas Garcia, an unmarried man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 28 on the Plan of Resubdivision of Lots 27 and 28, Dreamland Estates Southeast, Section One, of record in Plat Book 6050, page 151, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6050, Page 151, Register's Office for Davidson County, Tennessee.

09380-BP

Being the same property conveyed to Mamie Maria Bullard by Warranty Deed from Kevin Kimbro and wife, Lesli Kimbro dated 07-21-1995 and recorded 07-25-1995 in Book 9739, Page 704, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6192, Page 926, as amended in Book 6437, page 304, and as corrected in Book 6467, page 165, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4545, Page 203, and in Book 4545, page 206, Register's Office for Davidson County, Tennessee.

Transmission Line Easement to U.S.A. of record in Book 2439, page 564, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 113 Cedarmont Circle, Nashville, Tennessee 37211.

Mamie Maria Bullard has since married and is n/k/a Mamie Maria Bullard Richardson.

*Sylvester Richardson, husband of Mamie Maria Bullard Richardson, joins in this instrument to convey any and all interest he has in said property.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 29th day of September, 2003.

Mamie Maria Bullard Richardson

Sylvester Richardson

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 Mamie Maria Bullard Richardson and Sylvester Richardson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2003.

Notary Public

My Commission Expires: _____

SCOTT HUBBARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 27, 2005