Name and Address of New Owner:	Send Tax Bills To:	Prepared by: Return to
John C. Kindt et ux. 1625 Gartland Avenue Nashville TN 37206	Same	David W. McMackin 215 Ward Circle, S-104 Brentwood, Tn 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater for this transfer is $116,500.00

Map & Parcel No.
83-10-140

Affiant
Subscribed and sworn to before me on this 9th day of December, 2003.

Notary Public

My Commission Expires:_____

Davidson County DEEDWARR
Recvd: 12/17/03 09:31 2pgs
Fees:13.00 Taxes:431.05
20031217-0179853

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantors paid by the Grantees named herein, the receipt of which is hereby acknowledged, Ruben Garces and wife, Monica Anne Garces (herein called "Grantors"), have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto John C. Kindt and wife, Amy M. Kindt (herein called "Grantees"), the real property situated in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of the north part of Lot No. 81 on the plan of Lockeland or Chadwell Home Place in East Nashville, of record in Book 57, page 135, and being known as Tract 1 on an unrecorded survey thereof made in May 1945 in the subdivision of said part of Lot No. 81, described as follows:

BEGINNING at a point at the Northwest intersection of Gartland Avenue and North 17th Street, which Gartland Avenue is shown on the plan of its extension through Lot 81, of record in Book 547, Page 104, said Register's Office; thence, along the North margin of Gartland Avenue, westerly 56.1 feet to the corner of Tract 1 and 2; thence, with the line between said tracts northerly 146 feet, more or less, to the South margin of an alley; thence, with the margin of the same easterly 55.3 feet to the West margin of North 17th Street; thence, with the margin of the same southerly 146.6 feet to the point of BEGINNING.

Being the same property conveyed to Ruben Garces and wife, Monica Anne Garces, from Sidney R. Turner, unmarried, by virtue of a Warranty Deed dated August 8, 2002, of record as Instrument No. 20020808-0095733, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 1625 Gartland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

GRANTORS further covenant and bind themselves and their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand on this 9th day of December, 2003.

Ruben Garces

Monica Anne Garces

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruben Garces and wife, Monica Anne Garces, the barginors, 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 Brentwood, Tennessee, this 9th day of December, 2003.

Notary Public

GIB VAN DER HEYDEN
MY COMMISSION EXPIRES
NOTARY PUBLIC AT LARGE
05-30-07
DAVIDSON COUNTY, TN

My commission expires: _____