This Instrument Prepared By:
First Volunteer Title of Tennessee, Inc.
1411 West Main Street, Suite C
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Francisco J. Garcia
2813 Creekview Drive
Nashville,TN 37217

SEND TAX BILL TO:
New Owner

MAP 150
GROUP 1
PARCEL 226

MORTGAGEE:
American Mortgage Network, A Delaware Corporation
11625 Rainwater Dr.
Alpharetta, GA 30004

Davidson County DEEDWARR
Recvd: 02/23/04 10:49 2pgs
Fees:13.00 Taxes:462.50
20040223-0020180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Adry Tawfik and Rania Abdallah**, husband and wife hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Francisco J. Garcia and Anita C. Garcia**, husband and wife, hereinafter called the "GRANTEES", its successors 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. 742 on the Plan of Edge-O-Lakes Estates, Section XVI, of record in Book 4175, Page 157, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Adry Tawfik and Rania Abdallah by deed from HOUSEHOLD FINANCIAL CENTER, INC., dated August 26, 2003, reccorded September 11, 2003, in instrument number 20030911-0133815, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2813 Creekview Drive, Nashville, Tennessee 37217.

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, successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 19th day of February, 2004.

Adry Tawfik
Adry Tawfik

Rania Abdallah
Rania Abdallah

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Adry Tawfik and Rania Abdallah**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of February, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 3/28/2004

STATE OF Tennessee)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $125,000.00

AFFIANT

KATHLEEN A. TOMLINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Subscribed and sworn to before me on this 19th day of February, 2004.

Kathleen A. Tomlinson
NOTARY PUBLIC

My Commission Expires: 3/28/2004