Davidson County DEEDWARR
Recvd: 03/18/04 11:02 1pgs
Fees:13.00 Taxes:462.50

20040318-0030834

WARRANTY DEED

GARCIA-H04071

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF March, 2004.

Notary Public

(Affix Seal)

My Commission Expires: OCT. 10, 2006

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Felipe Garcia and Angela Garcia, husband and wife	Walter H. Carter, Trustee	150-01-249
2912 Mossdale Drive	2200 21st Avenue South, Suite 220	
Antioch, TN 37013	Nashville, TN 37212	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, WALTER H. CARTER, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FELIPE GARCIA AND ANGELA GARCIA, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 248 on the Plan of Cherry Hills Subdivision, Section 4, as of record in Book 4460, Page 21, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Walter H. Carter, Trustee of the 2912 Mossdale Drive Trust, by Warranty Deed from Will L. May, Jr. and Sherry Y. May, Husband and wife, recorded on July 31, 00 in Instrument number 200007310075282 Register's Office, Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2912 Mossdale Drive, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 12th day of March, 2004 :

Walter H. Carter, Trustee

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, George R. Woods Sr, a Notary Public in and for said County and State, the within named WALTER H. CARTER, TRUSTEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tenn, this 12th day of March, 2004.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCT. 10, 2006

NOTARY PUBLIC AT LARGE