Davidson County DEEDWARR
Recvd: 04/07/04 10:00 2pgs
Fees:13.00 Taxes:408.85

20040407-0039384

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

04-00169

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 110,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00169

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Edgar Garcia	RBC Mortgage Company	MAP:
406 Seneca Court	5445 DTC Parkway, Suite 100	Parcel:96-5/147
Nashville, TN 37214-3130	Englewood, CO 80111	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KENDALL R. LANE AND WIFE SANDRA LANE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

EDGAR GARCIA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 406 Seneca Court, Nashville, TN 37214-3130

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 on the 29th day of March, 2004.

Kendall Lane by Sandra Lane Attn in fact
Kendall R. Lane by Sandra Lane, Attorney in Fact

Sandra Lane
Sandra Lane

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 29th day of March, 2004, before me personally appeared Sandra Lane to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kendall R. Lane and acknowledged that she executed the same as the free act and deed of said Kendall R. Lane.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of March, 2004.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, Sandra Lane, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee , this 29th day of March, 2004.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 216, on the Plan of Woodberry Park, as shown on plat of record in Plat Book 2133, page(s) 117 and 118, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Kendall R. Lane, married by Deed dated April 9, 1999 of record in Book 11432, Page 150, Register's Office for Davidson County, Tennessee.

Sandra Lane joins in the execution of this instrument to convey any and all interest she may have in the subject property by virtue of her marriage to Kendall R. Lane.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed on behalf of Kendall R. Lane pursuant to a power of attorney executed by the same, and ~~being~~ filed for in Instrument # BOOK 11432, PAGE 153, Register's Office for Davidson County, Tennessee.