Return To	STATE OF TN
Executive Title, LLC 2520 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	COUNTY OF Wilson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00 Affiant Subscribed and sworn to before me, this 2nd DAY OF September, 2004. Notary Public MY COMMISSION EXPIRES: 09-16-07 (AFFIX SEAL)
WARRANTY DEED ET-04-5222	

NOTARY PUBLIC AT LARGE BEVERLY J. HEATHERLY WILSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2012 21st AVENUE SOUTH
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tito Garcia	National Bank of Commerce	
(NAME)	(NAME)	
451 Benita Drive	P.O. Box 30046	133-08-0-38.00-34325
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Durham, NC 27702-3046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROBIN MARSHELLE SMITH-VONGSAMPHANH, , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TITO GARCIA, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, State of Tennessee described as follows to wit:

Being Lot 29, Windsor Park, as of record in Book 3600, page 64, R.O.D.C., Tennessee. Said lot fronts 86 feet on the northwesterly side of Benita Drive and runs back 172.77 feet on the southwesterly line and 187.21 feet on the northeasterly line to a line at the rear, measuring 108.57 feet thereon.

Being the same property conveyed to Robin M. Smith-Vongsamphanh from Gwi-Ae Smith by Quitclaim Deed dated June 29, 1994 and recorded July 22, 1994, Deed book 9415, Page 129, of said Register's office.

This conveyance is subject to Restrictions of record in Book 3251, Page 18 as amended in Book 3816, Page 784, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

(CS) Robin Marshelle Smith-Vongsamphanh and Robin M. Smith-Vongsamphanh are one and the same person.

unimproved ( )
This is improved (CS) property, known as 451 Benita Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 we do covenant with the said GRANTEES that we 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 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 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/our hand(s) this 2nd day of September, 2004.

Tito Vongsamphanh

Robin Marshelle Smith Vongsamphanh

Davidson County DEEDWARR
Recvd: 09/07/04 14:12 2pgs
Fees:13.00 Taxes:381.10

20040907-0107844

STATE OF TN
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named "Asset Preservation, Inc., as Qualified Intermediary for Robin Marshelle Smith-Vongsamphanh, 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 Mt Juliet, Tennessee, this 2nd day of September, 2004.

My Commission Expires 09-16-07

Beverly J. Heatherly
Notary Public

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY TENN

RETURN TO:

EXECUTIVE TITLE LLC

2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

MARY FRANCES RUDY

ATTORNEY - AT - LAW