This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

Davidson County DEEDWARR
Recvd: 09/30/04 15:58 2pgs
Fees:13.00 Taxes:74.00
20040930-0118160

ADDRESS NEW OWNER:
C. Ted Starkey and Jean Starkey
1820 Joy Circle
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 71-12
PARCEL 37.00
12DA-42038

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 of which is hereby acknowledged, I, Marcella Cranford, survivor of Cecelia Mae Garcia, deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto C. Ted Starkey and wife, Jean Starkey, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12, on the Plan of Joywood, of record in Plat Book 974, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Pedro R. Garcia and wife, Cecelia Mai Garcia by deed from Walter Buford Pegram and wife, Viola Evelyn Pegram, of record in Book 1852, Page 300, Register's Office for Davidson County, Tennessee. The said Pedro R. Garcia died intestate in October 30, 1981; Cecelia Mae Garcia, the remaining tenant by the entirety, died intestate, June 28, 1993; survived by Marcella Garcia Cranford as evidenced by Disclaimer of Succession filed in the PROBATE COURT FOR DAVIDSON COUNTY, #74373, of record in Book 6280, Page 517, said Register's Office and by Affidavit of Heirship being recorded simultaneously herewith.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 2004 have been pro-rated and assumed by Grantees.

Cecilia Mai Garcia and Cecelia Mae Garcia is one and the same person.

This is improved property known as 1820 Joy Circle, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. Ted Starkey and wife, Jean Starkey, their heirs and assigns, forever; and I, Marcella Cranford, survivor of Cecelia Mai Garcia do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of September, 2004

Marcella Cranford
Marcella Garcia Cranford

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Marcella Garcia Cranford, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Knoxville, Tennessee, this the 13th day of September, 2004.

Jana R. Monroe
NOTARY PUBLIC

JANA R. MONROE NOTARY PUBLIC AT LARGE KNOX CO., TENN.

My Commission Expires: Mar 8, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 20,000.00.

Jean Starkey
AFFIANT

Subscribed and sworn to before me this 16th day of September, 2004.

Jean M. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/2008

NOTARY PUBLIC AT LARGE