Davidson County DEEDWARR
Recvd: 12/07/04 09:56 3pgs
Fees:18.00 Taxes:210.90
20041207-0145536

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of **December, 2004, by and between HENRY L. THROWER and LORI A. THROWER, HUSBAND AND WIFE, hereinafter called Grantors, and ALFREDO GARCIA, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, HENRY L. THROWER and LORI A. THROWER, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto ALFREDO GARCIA, UNMARRIED,hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5730 CLARKSVILLE HIGHWAY, JOELTON, TENNESSEE 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

Henry L Thrower
HENRY L. THROWER
Signature of Seller

Lori A. Thrower
LORI A. THROWER
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, HENRY L. THROWER and LORI A. THROWER, HUSBAND AND WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this 3rd **day of December, 2004.**

Notary Public

My Commission Expires: 5/24/2008

Name and Address of Property Owner:

ALFREDO GARCIA, UNMARRIED

5730 CLARKSVILLE HIGHWAY
JOELTON, TENNESSEE 37080

Property Address:

5730 CLARKSVILLE HIGHWAY
JOELTON, TENNESSEE 37080

Person Responsible for Taxes:

ALFREDO GARCIA
5730 CLARKSVILLE HIGHWAY
JOELTON, TENNESSEE 37080

Map & Parcel #: MAP 29, PARCEL 100

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$57000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of **December, 2004.**

Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7522

EXHIBIT 'A'

Land lying in the Fourteenth Civil District of Davidson County, Tennessee, by Bates Land Surveying, Jason A. Bates, Tennessee, RLS No. 2197, dated February 7, 2003 and being more particularly described as follows:

Beginning on a large wooden fence post (old) in the northern margin of State Route #112, said post being the southwest corner of Reinitz (DB #4430, PG #911) and the southeast corner of herein described tract:

Thence with the margin of aforementioned road N 39 deg, 57'01"W 207.90' to a large wooden fence post (old), said post being the southeast corner of Anderson & Woodard (D.B. #20011101, PG # 119431) and the southwest corner of herein described tract:

Thence with the line of Anderson & Woodard N40deg.30'00"E 241.47' to a metal fence post (old), said post being the northern most corner of the herein described tract:

Thence with the line of Reinitz (DB #4430, PG #911) S 03deg.53'27"W 343.78' to the point of beginning.

Being the same property conveyed to HENRY L. THROWER and LORI A. THROWER, HUSBAND AND WIFE, by Warranty Deed from NORA LOUISE MOORE, A/K/A NORA MOORE, AN UNMARRIED WOMAN, TINA LOUISE MOORE, AN UNMARRIED WOMAN, AND KENNETH RAY MOORE II, AN UNMARRIED MAN, of record at Instrument Number 20030310-0031291, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2005 and subsequent years, A LIEN, not yet due and payable (MAP 29, PARCEL 100).
2. Restrictions contained in deed of record in Book 3183, page 589, Register's Office for Davidson County, Tennessee, provides that subject property is to be used for residential purposes only.

3. Unrecorded easements for roads and utilities, if any.

4. Company does not assume any liability whatsoever for the amount of acreage contained in the subject property.