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This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Jackson Camargo
4848 Barclay Square
Antioch, TN 37013

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 03/01/05 13:50 2 pg
Fees:13.00 Taxes:355.20
20050301-0022452

WARRANTY DEED

(Map Number 149-5; Parcel Number 40.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ALFREDO GARCIA and wife, CAROLINA GARCIA,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **JACKSON CAMARGO**, hereinafter referred to as "Grantee", his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 97, on the Plan of Barclay Square, Section 3, of record in plat Book 4675, page 154, as amended in Book 4995, page 682, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Alfredo Garcia and wife, Carolina Garcia, by deed from Timothy O. Adams and wife, Diane Crowell Adams, of record in Instrument No. 200002170016221, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 4675, page 154, amended in Book 4995, page 682, to restrictive covenants of record in Deed Book 4872, page 490, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **4848 Barclay Square, Antioch, TN 37013**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 17 day of February, 2005.

ALFREDO GARCIA

CAROLINA GARCIA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ALFREDO GARCIA and wife, CAROLINA GARCIA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument, (Warranty Deed), for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this 17 day of February, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$87,000.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

$96,000.00

Affiant

Subscribed and sworn to before me this 17 day of February, 2005.

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006