This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050219

Send Tax Bills To:
SAME

New Owner is:
Anthony H. Garcia
2302 Demarius Drive
Nashville, TN 37216

MAP: 73-05
PARCEL: 150.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Carrie McDowell-Hartman and Euneese Anderson,,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Anthony H. Garcia**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 48 on the Plan of Riverwood Heights Subdivision, Addition No. 3, of record in Plan Book 2083, page 16, 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 Carrie McDowell-Hartman and Euneese Anderson, both unmarried, from Anthony W. Castle and wife, Deborah M. Castle by Warranty Deed dated May 30, 2001 and recorded June 5, 2001 in Instrument No. 20010605-0058904, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Ints.

Davidson County DEEDWARR
Recvd: 06/02/05 15:28 2 pgs
Fees:13.00 Taxes:519.85
20050602-0062721

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18 day of May, 2005.

GRANTOR:

Carrie McDowell Hartman

Carrie McDowell-Hartman

Euneese J. Anderson Jr

Euneese Anderson

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Carrie McDowell-Hartman and Euneese Anderson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18 day of May, 2005.

BYLTHE DOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires Nov. 25, 2006

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $140,500.00.

Affiant

SWORN TO and subscribed before me this 18 day of May, 2005

BYLTHE DOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: My Commission Expires Nov. 25, 2006