Name and Address of New Owners:

Tito Garcia
94 Nance Lane
Nashville, TN 37210

Send Tax Notices To:
Same

THIS INSTRUMENT PREPARED BY:
ATWOOD & MOORE, Attorneys at Law
2650C Memorial Blvd.
Murfreesboro, Tennessee 37129

Davidson County DEEDWARR
Recvd: 06/15/05 08:43 2 pgs
Fees:13.00 Taxes:666.00

20050615-0068131

FROM INFORMATION FURNISHED BY
THE PARTIES
MAP 106-01-0-117.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, the undersigned, LAWRENCE W. FLY and wife, GWIAE SMITH FLY, have bargained and sold and do hereby transfer and convey unto TITO GARCIA, his heirs and/or assigns, forever, that certain tract of real estate situated in a certain Civil District of Davidson County, State of Tennessee, subject to the indebtedness to National Bank of Commerce secured by a Deed of Trust of record in Instrument Number 20000814008011 8 and rerecorded in Instrument Number 200007030065570, of the Register's Office of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being a part of the Martin Property, as shown on the Plan of record in Plat Book 5050, page 90, Register's Office for Davidson County, Tennessee, described as follows:
>
> Beginning at a concrete monument in the easterly margin of Nance Lane, said point being the southwesterly corner of the property conveyed to Wiley Jackson Greer, et ux, by deed recorded in Book 4860, page 121, Register's Office for said County; thence with Greer's southerly boundary line south 67 degrees 22'12" east 187.50 feet to a point; thence south 23 degrees 32'41" west 101.61 feet to a point; thence north 65 degrees 49'28" west 149 feet to a concrete monument in the easterly margin of Nance Lane; thence with the same north 01 degree 52'57" east 104.24 feet to the point of beginning.
>
> BEING the same property conveyed to Lawrence W. Fly and wife, Gwiae Smith Fly by deed of record in Instrument Number 200007030065569, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and/or assigns, forever.

The grantors covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same and that it is unencumbered except as hereinabove set forth, and except by lien of the 2005 property taxes, which taxes shall be prorated between the parties.

The grantors further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and/or assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, on this the 19 day of May, 2005.

LAWRENCE W. FLY

GWIAE SMITH

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, LAWRENCE W. FLY and GWIAE SMITH, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed this instrument for the purposes contained therein.

WITNESS MY HAND this the 19 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-2007

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 19 day of May, 2005.

NOTARY PUBLIC

My Commission Expires: 2-20-2007