This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Martin Garcia
5160 and 5162 Hilson Road
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 09/08/05 15:10 2 pg:
Fees:13.00 Taxes:647.50

20050908-0108329

SEND TAX BILL TO:
Owner

MORTGAGEE:
Countrywide Home Loans
P.O. Box 10423
Van Nuys, CA 91410

MAP	**161**
GROUP	**7**
PARCEL	**108.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BCM Real Estate Services, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ramiro Lozano Garcia and Martin Garcia, as joint tenants with right of survivorship**, as hereinafter called the "GRANTEE", their heirs and assigns, a certain tract or parcel of land located **in Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, McMurray Woods Addition, of record in Plat Book 4675, pages 6 & 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to BCM Real Estate Services, LLC by deed from Melburn Beech, married of record in Instrument #20050222-0018854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **5160 and 5162 Hilson Road, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE,his heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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** 2 day of **September, 2005.**

BCM Real Estate Services, LLC

By: _____
Stephen Beech, Member & Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Stephen Beech** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member & Authorized Agent** of **BCM Real Estate Services, LLC**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

WITNESS my hand and official seal this 2nd day of September, 2005.

_____
Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $175,000.00 ~~$180,000.00~~

_____
AFFIANT

Subscribed and sworn to before me on this 2nd day of ____ September, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 6-6-06

CAROL A. CLAWSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.