This instrument prepared by:

David C. Risner
Attorney at Law
404 James Robertson Parkway
Suite 1400, Parkway Towers
Nashville, Tennessee 37219
(615) 733-0701

Davidson County DEEDWARR
Recvd: 10/10/05 12:01 3 pgs
Fees:18.00 Taxes:629.00
20051010-0122121

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

WARRANTY DEED

New Owner and Address:	**Send Tax Bills to:**	**Map No and Parcel No:**
Ruben Garces, et ux. 1382 Sunrise Drive N. Fort Myers, FL 33917	SAME	**83-10-59**

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STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

The actual consideration for this transfer is One Hundred Seventy Thousand Dollars and no cents ($170,000.00), and such other mutual promises of value.

William H. Caruthers Jr.
WILLIAM H. CARUTHERS, JR.

Linda D Caruthers
LINDA D. CARUTHERS

Sworn to and subscribed before me on this
30th day of ~~October~~ September, 2005.

Eileen Strange
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My commission expires: 11-6-06

MY COMMISSION EXPIRES: NOVEMBER 06, 2006

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FOR AND IN CONSIDERATION of the sum of Ten Dollars and no cents ($10.00), and such other mutual promises of value, WILLIAM H. CARUTHERS, JR., AND WIFE, LINDA D. CARUTHERS, have bargained and sold, and by these presents do transfer and convey, to RUBEN GARCES AND WIFE, BARBARA J. GARCES, their heirs, successors, and assigns, all of their right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 193,194, and 195, as shown on the map entitled McEwen's Addition, of record in Plat Book 332, page(s) 133, Register's Office for Davidson County, Tennessee, for which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to William H. Caruthers, Jr. and wife, Linda D. Caruthers, by deed from David G. Knoble, Jr. and wife Suzanne E. (Karcher) Knoble, of record in Book 7334, page 198, dated August 25, 1987, said Register's Office.
>
> This is improved property commonly known as 402 North 17th Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 30th day of ~~October,~~ September 2005.

William H. Caruthers Jr.
WILLIAM H. CARUTHERS, JR.

Linda D. Caruthers
LINDA D. CARUTHERS

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named William H. Caruthers, Jr. and wife Linda D. Caruthers, 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 purpose contained therein.

Sworn to and subscribed before me on this
30 day of ~~October~~ September, 2005.

Eileen Straus
Notary Public

My commission expires: 11-6-06

NOTARY PUBLIC AT LARGE CANNON CO., TN
MY COMMISSION EXPIRES NOVEMBER 6, 2006