Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,300.00

David Webber
Affiant

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

Notary Public
My commission expires: 9/30/06

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2008

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria G. Garcia 5213 Dove Trail ~~Nashville~~ TN 37076	Same as new owner	098-05-0-120.00

Heritage MG AG

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Darrell E. Temple and David R. Perry hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Maria G. Garcia and husband, Armando Garcia, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21, on the Plan of Hunter's Point Subdivision, as shown on plat of record in Plat Book 5200, page 736, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Darrell E. Temple and David R. Perry by Deed of record in Book 9859, Page 270 recorded 11/14/1995, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Real Estate taxes for the year 2006 and subsequent years. Tax Parcel No. 098-05-0-120.00 2) All matters shown on Plat recorded in Book 5200, page 736. 3) Restrictions as contained in Book 6279, page 741 and Book 3814, page 592. 4) Easement(s) of record in Book 185, page 77 and Book 1255, Page 347 in the said Register's Office. 5) Charter of Hunters Point Homeowner's Association, Inc. of record in Book 6256, page 293.

This property is improved property known as 5213 Dove Trail, ~~Nashville~~, Tennessee 37076

Hermitage MG AG

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Davidson County DEEDWARR
Recvd: 10/26/05 10:28 2 pgs
Fees:13.00 Taxes:445.11

20051026-0129175

WITNESS my hand this 17th day of October, 2005.

Darrell E. Temple

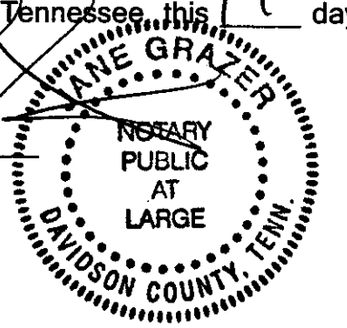
David R. Perry

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell E. Temple and David R. Perry, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 17th day of October, 2005.

Notary Public



My Commission expires: 9/30/06

My Commission Expires SEPT. 30, 2006

FILE NO: 05059