THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 04/03/06 15:46 3 pgs
Fees:18.00 Taxes:351.50
20060403-0037809

Our File Number: 23489A

MAP/GROUP/PARCEL: 052-05-0/213.00

NEW OWNER'S NAME AND ADDRESS:
JUAN F. & ELISENIA D. GARCIA
837 IDLEWILD DRIVE
MADISON, TN 37115

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAVID E. LONG, A MARRIED MAN, and PHILIP B. LONG, A MARRIED MAN, and REBECCA L. PARKER, A MARRIED WOMAN, hereinafter called Grantors, do hereby transfer and convey unto, JUAN F. GARCIA and ELISENIA D. GARCIA, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 9 ON THE MAP OF SUBDIVISION OF PART OF THE H.B. CHADWELL TRACT, AS OF RECORD IN BOOK 547, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF AN UNNAMED STREET MARKED "PRIVATE DRIVE", ON SAID PLAN, AND SOMETIMES CALLED IDLEWILD PLACE, SAID POINT BEING 251 FEET MORE OR LESS SOUTHEASTERLY FROM THE SOUTHERLY LINE OF MADISON PARK SUBDIVISION, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO ALBERT RAY EDEN AND WIFE, BY DEED OF RECORD IN BOOK 1553, PAGE 510, SAID REGISTER'S OFFICE: THENCE SOUTHEASTERLY ALONG THE MARGIN OF SAID IDLEWILD PLACE, 103 FEET MORE OR LESS TO A POINT AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ARTHUR S. HALL AND WIFE, BY DEED OF RECORD IN BOOK 1536, PAGE 242, SAID REGISTER'S OFFICE; THENCE NORTHEASTERLY ALONG HALL'S LINE 218.3 FEET MORE OR LESS TO A POINT IN A FENCE LINE, BEING HALL'S NORTHEASTERLY CORNER' THENCE NORTHERLY 103 FEET MORE OR LESS TO THE POINT OF BEGINNING.
(837 IDLEWILD DRIVE, MADISON, TN 37115)

The subject property is improved property known as 837 IDLEWILD DRIVE, MADISON, TN 37115.

BEING part of the same property conveyed to Grantors herein by deed of record in Inst. No. 200403020023577, Register's Office for DAVIDSON County, Tennessee. Subject property is investment property. Grantors nor any member of their immediate families have ever resided at subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

PHILIP B. LONG

DAVID E. LONG

REBECCA L. PARKER
BY: DAVID E. LONG, ATTY-IN-FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, DAVID E. LONG, INDIVIDUALLY, AND AS ATTY-IN-FACT FOR REBECCA L. PARKER, with whom I am personally acquainted, and who acknowledged that he, individually, and as such Atty-In-Fact, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PHILIP B. LONG, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 29th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $95,000.00.

AFFIANT

Sworn to and subscribed before me, this the 29th day of March, 2006.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-27-08

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY