Davidson County DEEDWARR
Recvd: 10/10/06 10:16 2 pgs
Fees:13.00 Taxes:627.71

20061010-0125738

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CHRISTY M. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 16, 2009

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $169,650.00

Tracy Harding
Affiant

Subscribed and sworn to before me, this 1st day of August, 2006.

Christy Kennedy
Notary Public
My commission expires: 9/16/09

After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

06-0608-72419

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose L. Garcia 1005 Tonyawood Drive Old Hickory TN 37138	New Owner	063-16-0-B-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yoruba S. Duffie et vir, K. Clyde Duffie, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose L. Garcia, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 252, on the Plan of Plan of Hampton Park (formerly Chitwood Downs), of record in Book 6900, Pages 550-552, Certificate of Correction of record in Book 7462, Page 445; and Amendment to change name of record in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yoruba S. Duffie et vir, K. Clyde Duffie by deed from Fox Ridge Homes, Inc., dated 7-28-95, recorded 8-14-95, of record in Book 9761, Page 164, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1005 Tonyawood Drive, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 17th day of August, 2006.

Yoruba S. Duffie

K. Clyde Duffie

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yoruba S. Duffie and K. Clyde Duffie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Houston Tx this 17th day of August, 2006.

My Commission expires 4-19-2008

ELIZABETH A. FARIOGUN
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-19-2008