Space reserved for recording information:	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00. Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2007. (Affix Seal) Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 06/26/07 07:30 1 pgs
Fees:13.00 Taxes:454.73
20070626-0075929

WARRANTY DEED

Preparer's File #-07F0311

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID:
Edgar Garcia	SAME	87-13-28
4351 Central Valley Drive		
Hermitage, Tennessee 37076		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES T. BEAIRD, married, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto EDGAR GARCIA, unmarried, hereinafter called the Grantee, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, Being all of Lot No. 42 on the Plan of Central Valley Forest, of record in Plat Book 5800, page 72, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to James T. Beaird by Special Warranty Deed from CWABS, Inc./Bank of New York, Trustee, of record in Instrument No. 2007074160045291, dated 4/10/2007, Register's Office for Davidson County, Tennessee.

THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **4351 Central Valley Drive, Hermitage, Tennessee 37076**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this **13th** day of **June**, **2007**:

James T. Beaird

James T. Beaird

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES T. BEAIRD, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood TN, this 13th day of June, 2007.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 06/29/2010