Davidson County DEEDWARR
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20070725-0088219

DEED

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Prepared by:
Clifford A. Branham, Esq.
John E. Norman, Esq.
800 Corporate Drive #102A
Lexington, KY 40503

CRS# 3067824

APN: 051-08-0-126-00

DEED

THIS DEED OF CONVEYANCE made and entered into on this 28 day of Dec, 2006, by and between **IRMA GARCIA, married,** hereinafter known and referred to as **GRANTOR**, and **IRMA GARCIA and OLEGARIO GARCIA, husband and wife,** whose tax mailing address is 115 East Due West Avenue, Madison, TN 37115, hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$1.00**, cash in hand paid by Grantees to Grantor, the receipt of all of which is hereby acknowledged, the Grantor has bargained, sold, aliened, and conveyed, and does by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Land in Davidson County, Tennessee, being Lot "C" on the Map of Due West Montague as of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

Said Lot "C" fronts 100 feet on the northerly side of Belle Camp Highway and runs back 188.7 feet on the westerly line and 195 feet on the westerly line to an alley, measuring 100.2 feet thereon.

Being the same parcel conveyed to Irma Garcia from Samuel B. Weathers and Barbara J. Weathers by virtue of a deed dated February 28, 2001 recorded March 6, 2001 in Deed Document No. 20010306-0021109 in Davidson County, Tennessee.

Commonly known as: ~~**1381 Meadow Lane Circle, Morristown, TN 37814**~~ 115 East Due west Avenue, Madison TN 37115

APN 051-08-0-126-00

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, with general warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantor hereby releases all curtsey and homestead interest to the property herein conveyed.

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

Irma Garcia
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 3rd day of January, 2006, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by IRMA GARCIA.

KIM L. HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public KIM L. HENDRIX

My Commission Expires: 01/27/2007

My Commission Expires JAN. 27, 2007

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $1.00, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $1.00, to the best of Grantor's knowledge, information and belief.

Irma Garcia
GRANTOR

STATE OF TENNESSEE)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 3rd day of January, 2006, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by IRMA GARCIA.

KIM L. HENDRIX Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

KIM L. HENDRIX

My Commission Expires: My Commission Expires JAN. 27, 2007

Grantees' Address and Address All
Tax Bills Are to Be Sent To:
115 East Due West Avenue
Madison, TN 37115
Irma + Olegario Garcia

PREPARER:

CLIFFORD A. BRANHAM, ESQ.
JOHN E. NORMAN, ESQ.
800 CORPORATE DRIVE #102A
LEXINGTON, KY 40503

APN: 051-08-0-126-00

Order ID: 3067824

Loan No.: 7881059898

EXHIBIT A
LEGAL DESCRIPTION

The land referred to in this policy is situated in the State of TN, County of DAVIDSON, City of MADISON and described as follows:

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 "C" on the Map of Due West Montague as of record in Book 421, page 152, Register's Office for Davidson County, Tennessee.

Said Lot "C" fronts 100 feet on the northerly side of Belle Camp Highway and runs back 188.7 feet on the westerly line and 195 feet on the westerly line to an alley, measuring 100.2 feet thereon.

Being the same parcel conveyed to Irma Garcia from Samuel B. Weathers and Barbara J. Weathers by virtue of a deed dated February 28, 2001 recorded March 6, 2001 in deed document no. 20010306-0021109 in Davidson County, Tennessee.

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WITH THE APPURTENANCES THERETO.

APN: 051-08-0-126-00

THIS DOCUMENT IS FILED FOR RECORD BY FIDELITY NATIONAL TITLE INS., CO. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.