This instrument prepared by:

Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of March, 2010, by and between Roy C Forkum, married**, party of the first part, and Samuel Garcia, married, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Located in the 2DO-23342 Civil District of Davidson County, Tennessee. Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Oakwood Terrace, Section 2 as of record in Book 4460, page 118 and 119, Register's Office for said County, to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Roy C. Forkum, by virtue of that certain Cash Deed dated August 18, 2009, at Instrument No. 20090826-0080244 in the Register's Office of Davidson County, Tennessee. Being previously conveyed to Secretary of Housing and Urban Development by virtue of Trustee's Deed at Instrument No. 20090206-0010509, dated October 9, 2008 from Tabitha Littles and Lyde Littles by virtue of Warranty Deed at Instrument No. 20050503-0049003 dated April 25, 2005, in the Register's Office of Davidson County, Tennessee.
**Seller warrants that this property has never been used as his primary residence and has been used for investment purposes only. **

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy C Forkum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roy C Forkum, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of March, 2010.

Notary Public

TONI L. BUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-6-2014

BILL GARRETT, Davidson County
Trans:T20100014244 DEEDWARR
Recvd: 03/10/10 10:41 2 pgs
Fees:13.00 Taxes:386.65
20100310-0018380

Property Owner & Address:	Samuel Garcia
	4589 Xavier Drive Antioch, TN 37013
Tax Parcel No	148 08 0 096.00
Property Address:	4589 Xavier Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Suntrust Mortgage
	PO Box 79041 **Baltimore, MD 21279-0041**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $104,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Samuel Garcia
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of March, 2010.

Toni L Buggs
Notary Public

My Commission Expires: 1-6-2014

TONI L. BUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY