STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2011.

Notary Public
MY COMMISSION EXPIRES:
File No. G11-1982D

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 19, 2011

BILL GARRETT, Davidson County
Trans:T20110012989 DEEDWARR
Recvd: 03/03/11 15:23 2 pgs
Fees:13.00 Taxes:384.80
20110303-0017293

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Juan Acosta Marrero and Maria E. Pon Velasquez (NAME)	U.S. Bank (NAME)	51-8-126
115 Due West Avenue (STREET ADDRESS)	P.O. Box 20005 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Owensboro, KY 42304-0005 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Irma Garcia and Olegario Garcia, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juan Acosta Marrero and Maria E. Pon Velasquez, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. "C" on the Map of DUE WEST MONTAGUE, as shown by plat of record in Plat Book 421, Page 152, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

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

This property is also known as 115 East Due West Avenue, Madison, TN 37115.

BEING the same property conveyed to Irma Garcia and Olegario Garcia, wife and husband from Irma Garcia, married, by Deed dated February 28, 2001, as Instrument No. 200707250088219, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 115 Due West Avenue, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of February, 2011.

Irma Garcia _____ February 28, 2011
Irma Garcia Date

OLEGARIO GARCIA

By: Olegario Garcia by Irma Garcia Attorney-in-Fact _____ February 28, 2011
Irma Garcia, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Irma Garcia ~~and Olegario Garcia, wife and husband~~, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2011.

My Commission Expires: 9/22/14 _____
Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Irma Garcia, Attorney in fact for Olegario Garcia, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney in fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2011.

My Commission Expires: 9/22/14 _____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066