ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Juan Enrique Monarez	First Tennessee Bank National Association	MAP and PARCEL
Cynthia Keeton Monarez	Attn: Tax Dept.	
324 Cedarcreek Drive	P.O. Box 1000, Dept. 47	173-01-0-234.00
Nashville, TN 37211	Memphis, TN 38148	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Howser, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Juan Enrique Monarez and Cynthia Keeton Monarez, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Section V, Monte Carlo, of record in Book 6250, Page 383, Register's Office for said county.

Said Lot No. 39 fronts 76.00 feet on the southeasterly margin of Cedarcreek Drive and extends back 140.00 feet on the northeasterly line and 140.00 feet on the southwesterly line to a dead line in the rear, measuring 76.00 feet thereon.

Being the same property conveyed to James Howser by deed from Cindy A. Shelton, unmarried, appearing of record in Book 8863, Page 481, Register's Office of Davidson County, Tennessee.

This is property with a common address of 324 Cedarcreek Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 383, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $59,600.00

Affiant

Subscribed and sworn before me this 7th day of June, 1993.

Notary Public

My Commission Expires: 7-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **7th** day of **June, 1993.**

James Howser

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Howser, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **June, 1993.**

Notary Public
My Commission Expires: 7-23-94

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at **Nashville,**, Tennessee, this **7th** day of **June, 1993.**

Notary Public
My Commission Expires:

File No. 9306-208

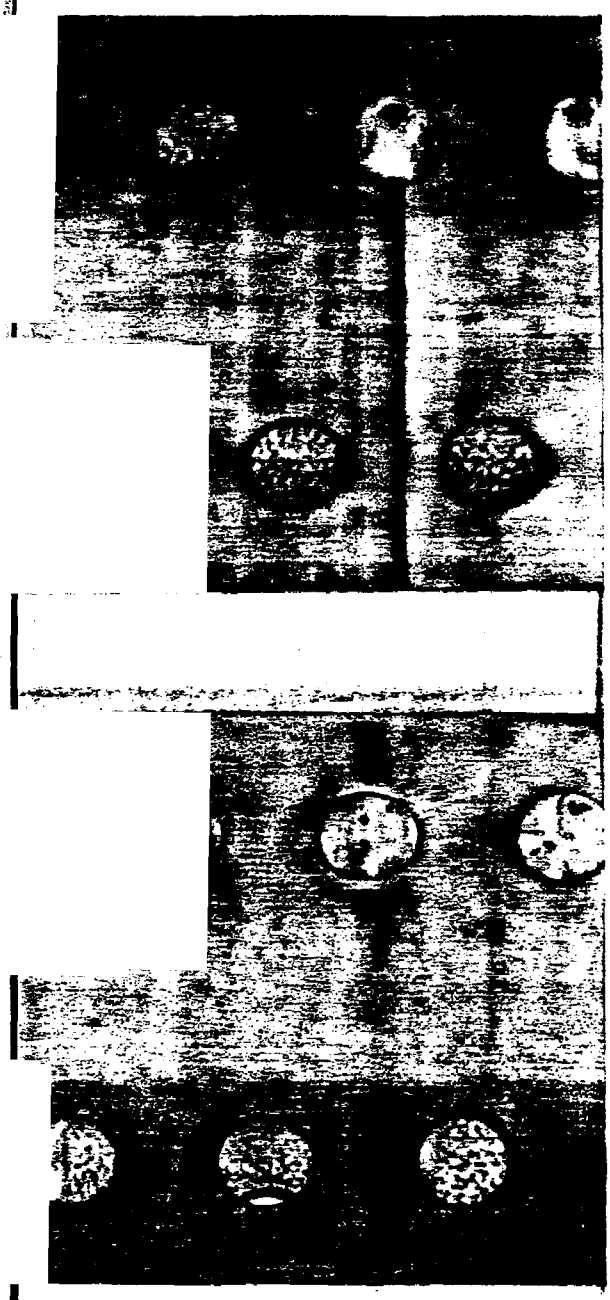
2.8.2.3.4

IDENTIFICATION REFERENCE

JUN 9 9 09 AM '93

DAVIDSON COUNTY, TN

5267 06/09 0101 03CHECK 229.52



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8975 PAGE 672

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	59600.00
			CON TX	220.52
			PRFEE	1.00
			WDEED	8.00
			TOTAL	229.52
			CHECK	229.52

06/09/93 01 09:09 0001 5267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.8.2.3.4

IDENTIFICATION REFERENCE

JUN 9 9 09 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 660578