THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

Affiant

Subscribed and sworn to before me, this 26th day of May 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD P. GARZA 533 Skyview Drive Nashville, Tennessee 37206	Margaretten & Company, Inc. 155 Franklin Road Suite 350 Brentwood, Tennessee 37027	MAP 83-11 PARCEL 71

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 87,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , ELIZABETH R. LEOPOLD AND LORI A. CRANE, BOTH UNMARRIED hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto RICHARD P. GARZA AND WIFE, JODY A. GARZA hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 14 on the Plan of Rolling Acres of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Elizabeth R. Leopold and Lori A. Crane by deed from Hattie W. Jernigan of record in Book 8430, page 154, Register's Office for Davidson County, Tennessee.

55196
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 9:38
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1645 05/31 0101 03CHECK 332.75

MAIL ENV.

This is improved property known as 533 Skyview Drive, Nashville, Tennessee 37206

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 s , their heirs and assigns, forever.

GRANTOR s COVENANT ___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rolling Acres of record in Book 1130 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of May, 19 94.

Elizabeth R. Leopold
ELIZABETH R. LEOPOLD

Lori A. Crane
LORI A. CRANE

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 ELIZABETH R. LEOPOLD AND LORI A. CRANE, BOTH UNMARRIED, the bargainor s, with whom I am personally acquainted (or 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 this 26th day of May, 19 94.

Mitchell A Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

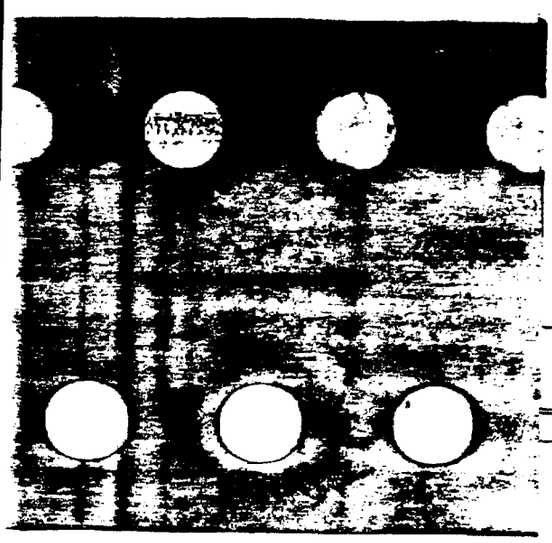
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



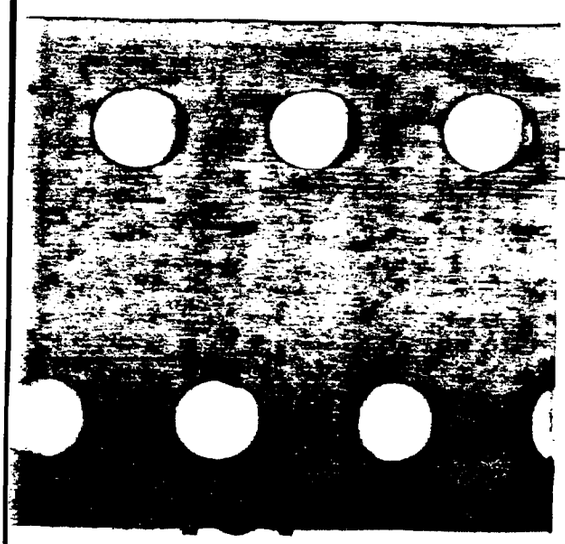
RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 189

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 87500.00
CON TX 323.75
PRFEE 1.00
WDEED 8.00
TOTAL 332.75
CHECK 332.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/94 01 09:37 0001 1645

55196
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 9:38

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 796611