[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Phillip Byron Flowers]	Plaza Home Mortgage Bank FSB]	MAP and PARCEL]
[300 Starboard Court]	Attn: Tax Dept.]	136-14-170]
[Nashville, TN 37217]	1820 E. First Street, 1st. Fl.] Santa Ana, CA 92705]	

[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, **Eugenio G. Pino and Janiece D. Pino, husband and wife , by and through our lawful attorney-in-fact, J.R. Horne,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Phillip Byron Flowers and wife, Edith Flowers** (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. 199 on the Plan of Resubdivision of Harbor Gate, Section Two, of record in Book 6200, Page 283, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eugenio G. Pino and wife, Janiece D. Pino by deed from David Anthony Joyer and wife, Sylvia Ann Joyer, of record in Book 7607, Page 105, Register's Office, Davidson County, Tennessee.

This is property with a common address of 300 Starboard Court, Nashville, TN 37217.

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 6200, Page 283, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6366, Page 494, said Register's office.

77840
IDENTIF. # REFERENCE

94 AUG -3 PM 1:20
FILED FOR RECORD AND REGISTERED
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $115,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 29th day of July, 1994.]
[My Commission Expires: 5/23/98]

X Edith S. Flowers
Affiant

Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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 **29th** day of **July, 1994**.

Eugenio G. Pino

BY: J.R. Horne, his attny in fact
J.R. Horne
Attorney-In-Fact

Janiece D. Pino

BY: J.R. Horne, her attny in fact.
J.R. Horne
Attorney-in-Fact

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 **J.R. Horne,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument (WARRANTY DEED) as the free act and deed of the said **Eugenio G. Pino and wife, Janiece D. Pino** for the purposes therein contained by virtue of Limited Powers of Attorney duly executed by the said **Eugenio G. Pino and wife, Janiece D. Pino**, said Limited Powers of Attorney being recorded simultaneously herewith.

Witness my hand and official seal at **Nashville,**, Tennessee, this **29th** day of **July, 1994.**

Notary Public
My Commission Expires: 12-22-97

File No. 9407-252

4199 08/03 0101 03CHECK 434.50

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

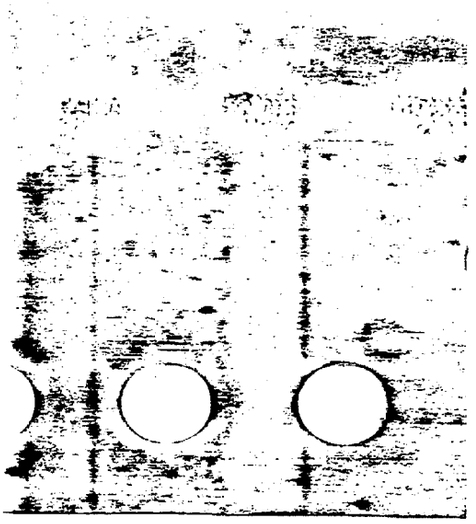
RECEIVED OF _____

FOR _____

BOOK 9427 PAGE 346

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

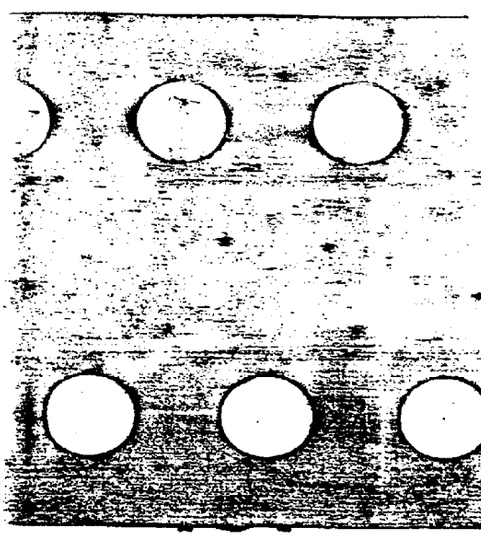


	CAMT
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	~~115000.00~~
CON TX	~~425.50~~
PRFEE	1.00
WDEED	8.00
TOTAL	434.50
CHECK	434.50

77840
IDENTIF. # REFERENCE

94 AUG -3 PM 1:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

08/03/94 01 13:20 0001 4199



No. 820718