3 of 3

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Billy J. Justice	[CTX Mortgage Co.]	]
[and wife, Betty J. Justice	P.O. Box 199000]	Map 142-090A]
[735 Albar Drive	[Dallas TX 75219-]	Parcel 056.00 Co]
[Nashville, TN 37221	[9000]	]
[	[ ]	]
[		]
[This instrument prepared by: Robert J. Notestine III, Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]
[		]

96 JUN 14 PM 4:03
CLERK & MASTER
DAVIDSON CO. CHY. TN.

0192913
IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Joe de la Guardia and wife, Patricia de la Guardia (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Billy J. Justice and wife, Betty J. Justice (the "Grantees"), Grantees' heirs 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 a part of the Plan of Doral-Country Villa Condominiums, Section 3, as of record in Plat Book 5050, Page 48, said Register's Office, the part hereby described as follows:

Being Unit No. 47-B on said plan and described by the Master Deed establishing a Horizontal Property Regime with respect to Doral Country Villa Condominiums, Section 1, as of record Book 5011, Page 395, as amended in Book 5124, Page 767, and as made applicable to Section 3, of record in Book 5119, Page 749, said Register's Office. The easements, restrictive covenants, and conditions and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominium, contained in the Master Deed and the By-Laws appended thereto recorded in Book 5011, Page 395, as amended in Book 5124, Page 767, and Book 5119, Page 749, said Register's Office, are incorporated in this deed by reference and made a part thereof the same as copied herein.

Being the same property conveyed to Joe de la Guardia by Quitclaim Deed from Michael F. Mondelli, Trustee of record in Book 6180, Page 567, Register's Office for Davidson County, Tennessee.

Patricia de la Guardia, wife of Joe de la Guardia, joins in this conveyance to convey any rights she may have in said property, specifically any marital rights.

Julian J. de la Guardia and Joe de la Guardia is one and the same person.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 735 Albar Drive, Nashville, Tennessee 37221.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $81,900.00.
[
[Affiant
[Subscribed and sworn to before me this
[13th day of June, 1996.
[
[Notary Public
[My Commission Expires 1-24-98
[

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' heirs 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 13th day of June, 1996.

3702 06/14 0101 03CHECK 312.03

Joe de la Guardia

Patricia de la Guardia

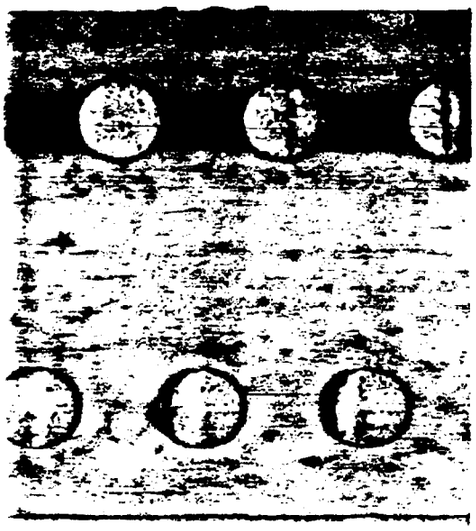
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

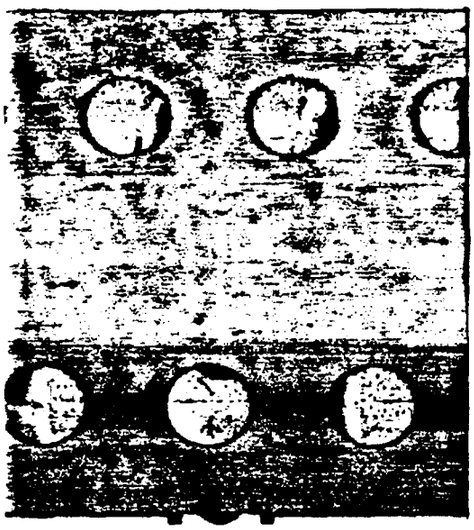
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joe de la Guardia and wife, Patricia de la Guardia,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98





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

RECEIVED OF _____

FOR _____

BOOK 10087 PG 582

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 81900.00
CON TX 303.03
PRFEE 1.00
WDEED 8.00
TOTAL 312.03
CHECK 312.03

06/14/96 01 16:11 0001 3702

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0192913
IDENTIF. ↑ REFERENCE

96 JUN 14 PM 4:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1051516