WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARIA LABRADOR (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	MAP 087-5A
5607 Royal Court (ADDRESS)	P.O. Box 2926 (ADDRESS)	PARCEL 104.00 CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38101-2926 (CITY) (STATE) (ZIP)	4D-94063

FOR AND 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 HEREBY ACKNOWLEDGED, WE, WILLIAM PAUL GUFFEY AND WIFE, ANGELA THOMAS GUFFEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARIA LABRADOR AND REYNALDO CRUZ, JR., as joint tenants with right of survivorship

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. 132 on the Final Plat of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, page 554, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to William Paul Guffey and wife, Angela Thomas Guffey, by Deed from Phillips Builders, Inc., of record in Book 9585, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 8238, page 176, Book 8351, page 533, Book 8423, page 784, Book 8424, page 426, Book 8447, page 635, Book 8702, page 528, Book 9006, page 409, and Book 9006, page 414, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been paid by the Grantor(s) herein.

THIS instrument is being executed in behalf of WILLIAM PAUL GUFFEY AND WIFE, ANGELA THOMAS GUFFEY pursuant to a Power of Attorney executed by same on the 24th day of September, 1997, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 5607 Royal Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 our hand s this 30th day of October 19 97

WILLIAM PAUL GUFFEY — BY: DEBORAH M. O'NEIL, ATTORNEY IN FACT

ANGELA THOMAS GUFFEY — BY: DEBORAH M. O'NEIL, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of October, 1997, before me personally appeared Deborah M. O'Neil to me known to be the person who executed the foregoing instrument in behalf of WILLIAM PAUL GUFFEY AND WIFE, ANGELA THOMAS GUFFEY and acknowledged that they executed the same as the free act and deed of said WILLIAM PAUL GUFFEY AND WIFE, ANGELA THOMAS GUFFEY.

Witness my hand and official seal at Nashville, Tennessee.

DEBORAH H. BERNE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah M Berne
Notary Public

My Commission Expires: My Commission Expires JULY 25, 1998

0365944
IDENTIFICATION REFERENCE
97 NOV -4 AM 10:37
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
7297 11/04 0101 03CHECK 388.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

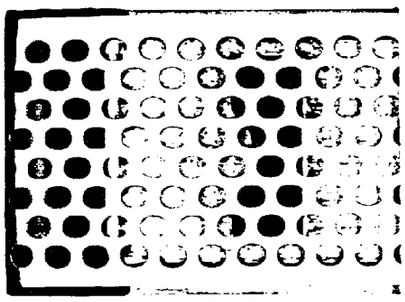
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10670 PG 228



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

102500.00

CON TX 379.25

PRFEE 1.00

WDEED 8.00

TOTAL 388.25

CHECK 388.25

11/04/97 01 10:42 0001 7297

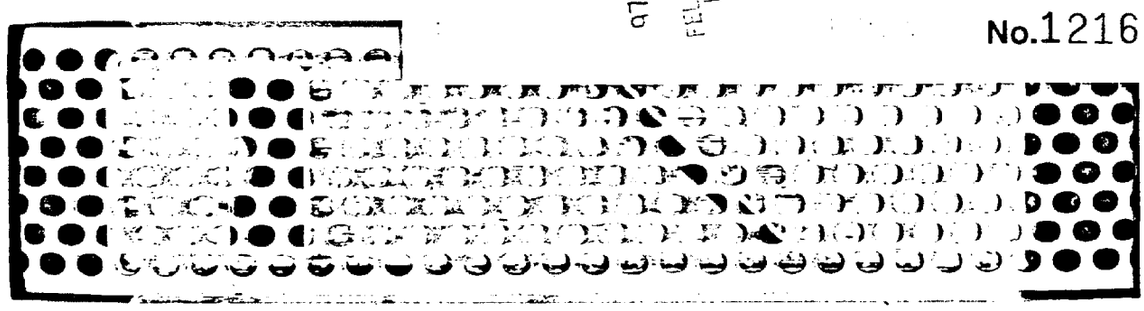
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

036594

IDENTIFICATION REFERENCE

97 NOV -4 AM 10:37

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.



No.1216505