BOOK 10756 PG 652

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 4/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUIS MONTEJO-PEREZ	MORTGAGE PORTFOLIO SERVICE, INC.	MAP 52-08
(NAME)	(NAME)	
1191 SIOUX TERRACE	5520 LBJ FREEWAY, SUITE 200	PARCEL 79.00
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115	DALLAS, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, ELISEO GARCIA AND WIFE, IRIS GARCIA AND EFRAIN GARCIA, BY AND THROUGH ELISEO GARCIA, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUIS MONTEJO-PEREZ AND WIFE, MARIA FUENTES MOJENA AND RENE GARCIA-PEREZ AND WIFE, YAMILET MONTEJO-FUENTES 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:

Being Lot No. 179 on the Plan of Sequoia Valley, Section 4, of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to ELISEO GARCIA AND WIFE, IRIS GARCIA AND EFRAIN GARCIA by Deed of record in Book 9740, page 139, Register's Office for Davidson County, Tennessee.

Eliseo Garcia executes this instrument on behalf of Efrain Garcia pursuant to Special Power of Attorney which is recorded simultaneously herewith.

This is not the principal residence of Efrain Garcia.

0389835
IDENTIF. REFERENCE

98 JAN 13 PM 2:08
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

1723 01/13 0101 03CHECK 323.50

unimproved ( )
This is improved (X) property, known as 1191 SIOUX TERRACE, MADISON, TN 37115
(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 9th day of January 19 98

Eliseo Garcia
ELISEO GARCIA

Efrain Garcia
EFRAIN GARCIA

Iris Garcia
IRIS GARCIA

BY: Eliseo Garcia
ELISEO GARCIA, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10756 PG 653

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELISEO GARCIA AND WIFE, IRIS GARCIA AND EFRAIN GARCIA

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 at GOODLETTSVILLE, Tennessee, this 9th day of January, 1998.

Commission expires 9/23/00

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:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISEO GARCIA, 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 for the purposes therein contained and who further acknowledged that he is the Attorney In Fact for EFRAIN GARCIA and is authorized by EFRAIN GARCIA to execute this instrument on his behalf.

WITNESS my hand and official seal on this the ~~9th~~ day of January, 1998.

NOTARY PUBLIC

My commission expires: 9/23/00

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

RECEIVED OF _____

FOR _____

BOOK 10758 PG 654

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

01/13/98 01 14:09 0001 1723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389835
IDENTIFICATION REFERENCE

98 JAN 13 PM 2:08
REGISTER
DAVIDSON COUNTY, TN.

No. 1242373