BOOK 10951 PG 340

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,500.00

Blanca Turcios de Quiteno
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May 19 98

PATRICIA NICHOLS NOTARY PUBLIC LARGE TENN DAVIDSON COUNTY (AFFIX SEAL)

Notary Public

MY COMMISSION EXPIRES: March 24, 2001

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julio Quiteno-Garcia (NAME)	Mortgage Portfolio Services, (NAME)	MAP 133-2
3202 Wingate Avenue (ADDRESS)	4144 N. Central Expwy., Ste. 900 (ADDRESS)	PARCEL 130
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Reathie A. Stacy, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julio Quiteno-Garcia and wife, Blanca Turcios de Quiteno

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. 52, on the plan of Airdrie Subdivision "B", of record in Plat Book 547, Page 42, 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 Reathie A. Stacy, a single woman by deed from Anna Margaret Cunningham Long, Married, of record in Book 10469, Page 136, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3202 Wingate Avenue, Nashville, TN 37211
(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 my hand this 28th day of May 19 98

Reathie A. Stacy

Reathie A. Stacy

BOOK 10951 PG 341

FILE BOX 45

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 Reathie A. Stacy, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of May, 1998.

Commission expires March 24, 2001

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

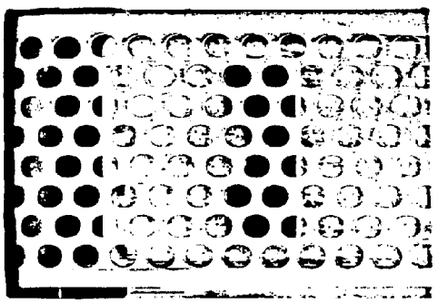
0443484

IDENTIF. A REFERENCE

98 MAY 29 PM 1:57

CLERK & MASTER
DAVIDSON COUNTY, T.N.

3200 05/29 0101 03CHECK 325.35



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

RECEIVED OF _____

FOR _____

BOOK 10951 PG 342

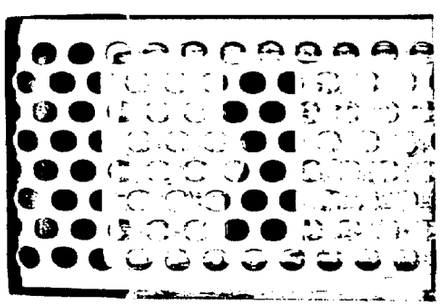
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	85500.00
CON TX	316.35
PRFEE	1.00
WDEED	8.00
TOTAL	325.35
CHECK	325.35

05/29/98 01 13:59 0001 3200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0443484
IDENTIF. A REFERENCE

98 MAY 29 PM 1:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299146