[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Guillermo Ramirez	[New Owners	]
[Haymee Ramirez	[	] Map 119-6]
[14A Lutie Street	[	] Parcel 360]
[Nashville, TN 37210	[	]
[This instrument prepared by: Joseph V. Ferrelli, Attorney,		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.		]

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, Maria Torres (formerly Jolly), Erich H. Avila and wife, Ysis R. Avila (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto Guillermo Ramirez and wife, Haymee Ramirez (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 Lot No. 10 on the Plan of Rosewood Estates, Section II, as of record in Book 4955, page 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Maria H. Jolly and husband, Edgar L. Jolly and Erich H. Avila and husband, Ysis R. Avila by Warranty Deed from Secretary of Veternas Affairs, an Office of the United States of America record in Book 9846, page 750, said Register's Office for Davidson County, Tennessee. Edgar L. Jolly has since died on September 18, 1996 and property is vested in Maria H. Jolly as sole surviving heir.

Maria H. Jolly and Maria Torres are 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 1998 and subsequent years, easements and restrictive covenants of record.

The above described real property is not the homestead of Maria Torres (formerly Jolly) and never has been and is investment property owned by Maria Torres (formerly Jolly).

This is improved property commonly known as 14A, Lutie Street, Nashville, Tennessee 37210.

98 AUG -3 PM 4:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1758 08/03 0101 03CHECK 196.30

04701134
IDENTIF. + REFERENCE

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $49,000.00.
[
[
[Subscribed and sworn to before me this
[29th day of July, 1998.
[
[
[My Commission Expires 9/23/2002

Affiant

Notary Public

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; has 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 29th day of July, 1998.

Maria H. Jolly now known as Maria Torres

Erich H. Avila by: Derek C. Crownover, Attorney in Fact

Ysis R. Avila by: Derek C. Crownover, Attorney in Fact

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 **Maria H. Jolly now known as Maria Torres**, 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 29th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 9/23/98

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of July, 1998, before me personally appeared Derek C. Crownover, to me known to be the person who executed the foregoing instrument on behalf of Erich H. Avila and who acknowledged that he executed the same as the free act and deed of the said Erich H. Avila.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1998.

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of July, 1998, before me personally appeared Derek C. Crownover, to me known to be the person who executed the foregoing instrument on behalf of Ysis R. Avila and who acknowledged that she executed the same as the free act and deed of the said Ysis R. Avila.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 1998.

Joseph V. Ferrelli
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11048 PAGE 638

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR.-NTY 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	49000.00
			CON TX	181.30
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	196.30
			CHECK	196.30
08/03/98	01		16:14 0001	1758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04701134

IDENTIF. ↑ REFERENCE

98 AUG -3 PM 4:13

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

No. 1327361