ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.
Thomas W. Stephenson and wife	First Trust Mortgage	MAP:126-15-D
Kimberly A. Stephenson	5111 Maryland Way	
7905 Boone Trace	Brentwood Tn 37027	Group A
Nashville Tennessee 37221		
		PARCEL:062.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-04-9402 26B]

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, Julian Joseph de la Guardia, III, and wife Patricia de la Guardia (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Thomas W. Stephenson and wife, Kimberly A. Stephenson (The "Grantees"), their 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. 274 on the Plan of Phase One, Boone Trace at Biltmore, of record in Book 7900, page 667, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Julian Joseph de la Guardia, III, and wife Patricia de la Guardia , by Warranty Deed from Fox Ridge Homes, Inc. of record in Book 10110, page 817 for said Register's Office for said County

This conveyance is made subject to:

5818 06/07 0101 03CHECK 667.75

1. Taxes for the year 1999 and subsequent years.
2. Plan of record in Book 7900, page 667, for said Register's Office for said County.
3. Restrictive Covenants of record in Book 9342, page 312, and amended in Book 10032, page 813, and rerecorded in Book 9735, page 931, for said Register's Office for said County
4. Easements of record in Book 8992, page 62,for said Register's Office for said County.

This is improved property commonly known as 7905 Boone Trace Nashville Tennessee 37221.

99 JUN 17 AM 9:29

05596188

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for the transfer
[is $177,500.00

Kimberly A Stephenson
Affiant

[Subscribed and sworn to before me this
[1st day of June, 1999.

James V Ferrell, Jr.
Notary Public

[My Commission Expires: 9/23/2001

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, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the 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 herein above.

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 1st day of June, 1999.

Julian Joseph de la Guardia, III

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 Julian Joseph de la Guardia, III, and wife Patricia de la Guardia with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and official seal, this 1st day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 9/23/2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05961188

IDEN. NO. / REFERENCE

99 JUN -7 AM 9:28

BOOK 11514 PG. 202

CAMT	177500.00
CON TX	656.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	667.75
CHECK	667.75

06/07/99 01 09:32 0001 5818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470313