THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 101,000.00

Maria Elena Castro
Affiant

Subscribed and sworn to before me, this 24th day of June 1999

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARIA ELENA CASTRO 257 Bart Drive Antioch, Tennessee 37013	SAME	MAP 162-3 PARCEL 105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED ONE THOUSAND AND NO/100---------- ---------- ($ 101,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, TIMMY W. BECK AND WIFE, LAURA G. BECK hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARIA ELENA CASTRO AND MARVIN PORTILLO, BOTH UNMARRIED 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:

$84.70

BEING Lot No. 48 on the Plan of Colewood Hills, Section 1, of record in Plat Book 4300, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Timmy W. Beck and wife, Laura G. Beck, by deed from William C. McCormick and wife, Charlene McCormick, of record in Book 10439, page 444, Register's Office for Davidson County, Tennessee.

99 JUN 28 PM 2:19
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. & REFERENCE

0604805

This is improved property known as 257 Bart Drive, Antioch, Tennessee 37013

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.

GRANTORs COVENANT with the said GRANTEEs that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Colewood Hills, Section 1 of record in Book 4300, page 130, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of June, 19 99.

Timmy W. Beck
TIMMY W. BECK

Laura G. Beck
LAURA G. BECK

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 TIMMY W. BECK AND WIFE, LAURA G. BECK, 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 this 24th day of June, 19 99.

Mitchell A. Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 _____.

My Commission Expires: _____

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11545 PAGE 979

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

0604805

IDENTIF. & REFERENCE

99 JUN 28 PM 2:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	101000.00
CON TX	373.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	384.70
CHECK	384.70

06/28/99 01 14:25 0001 5096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483574