STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 24th day of June, 1999.

Notary Public

My Commission Expires: 11-18-01

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Bruce W. Shown and Genevieve Shown
640 Harpeth Bend Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
142-15\7

99 JUN 29 AM 8:34
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

0605079
IDENTIF. & REFERENCE

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Maria H. Torres, a married person, and Ana Ortiz Hernandez, unmarried** hereinafter referred to as Grantor, hereby transfers and conveys to **Bruce W. Shown and wife, Genevieve Shown** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Harpeth Valley Park, Section I, as of record in Book 3600, page 93 and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

5382 06/29 0101 03CHECK 527.15

Being the same property conveyed to Edgar L. Jolly, Jr. and wife Maria H. Jolly, by deed from Barbara C. Wiles, Anthony L. Phillips and Kimberly Phillips, husband and wife, as of record in Book 9057, page 600, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Edgar L. Jolly, Jr. and wife, Maria H. Jolly and Margarita Ortiz Hernandez, an unmarried person, by Quitclaim Deed from Donald Gregory, Trustee, as of record in Book 9124, page 344, said Register's Office. Edgar L. Jolly, Jr. having since died. Maria H. Jolly n/k/a Maria H. Torres.

Davidson County taxes for the year 1999 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their

prorata share thereof to GRANTEES who will be responsible for payment of said taxes when they become due and payable.

Ruben Torres-Morales joins in this conveyance to convey any and all interest he may have in subject property.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Williamson County, Tennessee.

This is improved property known as 640 Harpeth Bend Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 24th day of June, 1999.

Maria H. Torres

Maria H. Torres

Ana Ortiz Hernandez by Maria H Torres attorney-in-fact

Ana Ortiz Hernandez by Maria H. Torres, Atty-in-fact

Ruben Torres-Morales

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maria H. Torres and Ruben Torres Morales, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 1999.

Notary Public

11-18-01

My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Maria H. Torres, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged she is the Attorney-in-fact of Ana Ortiz Hernandez and is authorized by Ana Ortiz Hernandez to execute this instrument for the purposes therein contained. Witness my hand and official seal this 24th day of June, 1999.

My Commission Expires: 11-18-01

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11546 PAGE 999

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

0605079

IDENTIF. & REFERENCE

99 JUN 29 AM 8:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
139500.00
CON TX 516.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 527.15
CHECK 527.15

06/29/99 01 - 08:40 0001 5382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1483856