Quality Title

WARRANTY DEED

BOOK 11552 PAGE 835

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony R. Espinosa (NAME)	NationsBanc Mortgage Corporation (NAME)	25-7-30
413 Rosehill Court (ADDRESS)	P. O. Box 353 (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Christy Tedrow Mason and husband, Robert B. Mason

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Espinosa and wife, Cheryl L. Espinosa

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:

Land in Davidson County, TN, being Lot No. 53 on the Plan of Ranchwood Estates, Section Three, of record in Book 3300, Page 59, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy Tedrow Mason by deed from William E. Satterfield Jr. and wife, Linda M. Satterfield of record in Book 11065, Page 622, Register's Office for Davidson County, TN.

MTG TAX 399.50

Subject to restrictions of record in Book 3000, Page 69, and Book 3398, Page 479; easement of record in Book 4530, Page 209; and all matters shown on the plan of record.

This description is the same used in the previous deed of record.

0606461
IDENTIF. & REFERENCE

99 JUL -1 PM 1:37
ALL TAXES PAID AS REGISTERED
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 413 Rosehill Court, Goodlettsville, TN 37072
(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 our hand s this 28th day of June, 19 99

Christy Tedrow Mason

Robert B. Mason 6/28/99

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 Christy Tedrow Mason and Robert B. Mason

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 at Brentwood, Tennessee, this 8th day of June 19 99.

Commission expires January 29, 2000

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. My Commission Expires 1-29-2000

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

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

0606461

IDENTIF. & REFERENCE

99 JUL -1 PM 1:37

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	105000.00
CAMT	105000.00
CON TX	368.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

07/01/99 01 13:39 0001 6855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485301