WARRRANTY DEED
WITH ADMINISTRATRIX' S QUITCLAIM

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES: 10/1/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tomas Tejeda	** New Owner **	map 96
(NAME) 759 Fitzpatrick Drive	(NAME)	group 16
(ADDRESS) Nashville, TN 37214	(ADDRESS)	parcel 124
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MAXINE W. IRELAND, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto TOMAS TEJEDA AND WIFE, PATRICIA TEJEDA , hereinafter called the GRANTEE(S), their heirs and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

BOOK 11583 PAGE 919

unimproved ( )
This is improved(X) property, known as 759 Fitzpatrick Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and representatives forever; and I do covenant with the said GRANTEE(S) 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(S), their heirs and representatives, against the lawful claims of all persons whomsoever.

MARY IRELAND joins in this conveyance to quitclaim any and all interest she may have in this property as the ADMINISTRATRIX of the ESTATE of GEORGE E. IRELAND, JR.

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/our hand(s) this 1st day of July, 1999.

Maxine W. Ireland
Maxine W. Ireland

Mary Ireland, Administratrix
Mary Ireland, Administratrix

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 Maxine W. Ireland, a single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of July, 1999.

Commission expires: 10/1/2002

Kirsten M Messer
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of July, 1999, before me personally appeared Mary Ireland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Administratrix of the Estate of George E. Ireland, Jr. and is authorized to execute this instrument on behalf of the Estate of George E. Ireland, Jr.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 1st day of July, 1999.

Commission expires: 10/1/2002

Kirsten M. Messer
NOTARY AT LARGE

EXHIBIT A

Being all of Lot No. 1, on the Plan of Larchwood, Section 1-A, as shown by survey and plat appearing of record in Plat Book 5060, page 137, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to George E. Ireland, Jr., unmarried by Warranty Deed of record in Book 9532, page 149, of the Register's Office of Davidson County, Tennessee. The said George E. Ireland, Jr. died intestate, without a spouse or any children, thereby vesting said property to his mother, Maxine W. Ireland , as his only surviving heir by intestate succession.

Subject to restrictive covenants of record in Book 5158, page 918; any and all matters as shown on plat of record in Plat Book 5060, page 137, of the Register's Office of Davidson County, Tennessee.

BOOK 11583 PAGE 920

96114767
99 JUL 22 PM 1:45
MAIL
ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11583 PAGE 921

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

06147767

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11583.0921 427.25 1.00 3.00 1.00 427.25 427.25 1814F 0001 5705

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494084