Prepared by:
Charles E. Reed
Attorney at Law
7065 Moore's Lane, Suite
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

RIGOBERTO N. MENJIVAR
Affiant

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Subscribed and sworn to before me, this 3rd day of August 1999.

Notary Public
My commission expires: 03/18/02

Address of New Owner:	Send Tax Bills to:	Tax Information
Rigoberto N. Menjivar 2033 Franklin Limestone Court Nashville TN 37217	New South Federal Savings Bank 1900 Crestwood Blvd. Birmingham, AL 35210	135-9-32

WARRANTY DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Raymond M. Tucker and wife Lisa P. Tucker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rigoberto N. Menjivar and wife, Marina Menjivar, and Rigoberto Menjivar, Jr., as Tenants In Common, each as to a one-third interest, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 32 on the plan of Una Manor, Section I, of record in Book 2854, page 83, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Franklin Limestone Road, at the corner of Lots Nos. 32 and 33; thence with the line between said lots, Northwesterly 133 feet to a point; thence Northerly 156.4 feet to the Southerly margin of Franklin Limestone Court; thence with the margin of the same, Southeasterly 171 feet to the beginning of a curve; thence around said curve, Southerly 39.3 feet to the Westerly margin of Franklin Limestone Road; thence with the margin of the same, Southwesterly 137 feet to the point of beginning.

Being the same property conveyed to Raymond M. Tucker and wife, Lisa P. Tucker, be deed from Paul Allen Yearwood and wife, Margie Ann Yearwood, of record in Book 9410, page 839, Register's Office of said County.

This conveyance is made subject to the following: 1) 1999 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Una Manor, Section I, of record in Book 2854, page 83, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2033 Franklin Limestone Court, Nashville, Tennessee 37217

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 Grantees that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 3rd day of August, 1999.

Raymond M. Tucker

Lisa P. Tucker

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 Raymond M. Tucker and Lisa P. Tucker, 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 3rd day of August, 1999.

OFFICIAL SEAL
CHARLES E. REED
NOTARY PUBLIC - TENNESSEE
STATE-AT-LARGE
My Comm. Expires March 18, 2002

Notary Public

My Commission expires: 03/18/02

0621631
IDENTIF. & REFERENCE

99 AUG -6 PM 4:22

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3214 08/06 0101 03CHECK 353.25

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

BOOK 11610 PAGE 723

0621631

IDENTIF. & REFERENCE

99 AUG -6 PM 4:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	92500.00
CON TX	342.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	353.25
CHECK	353.25

08/06/99 01 16:28 0001 3214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501404