THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 11633 PAGE 25

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

x Mary Beth R. Guzman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 19 99

Notary Public

MY COMMISSION EXPIRES: September 23, 2000
(AFFIX SEAL)

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raul J. Guzman	Southeastern Mortgage of	144-15/49
(NAME)	(NAME)	
2017 Stonehurst Drive	115 29th Avenue, South	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(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, Mildred M. Piepmeier

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raul J. Guzman and wife, Mary Beth R. Guzman

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, Tennessee, being Lot No. 415 on the Plan of Hillsboro Park Section IV of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 415 fronts 251.7 feet on the west side of Stonehurst Drive and runs back 203.1 feet on the north line and 195.2 feet on the South line to a dead line in the rear on which it measures 235.9 feet.

Being the same property conveyed to Arthur L Piepmeier and wife Mildred M. Piepmeier, Arthur L. Piepmeier having since died, by deed from L. B. Jones and wife Robbye R. Jones as of record in Book 2745, page 323, said Register's Office.

0181 08/24 0101 03CHECK 1047.00

99 AUG 24 PM 4:03

RECEIVED
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE 06281122

unimproved ( )
This is improved (X) property, known as 2017 Stonehurst Drive, Nashville, Tennessee 37215
(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 my hand this 17th day of August, 19 99

Mildred M Piepmeier

Mildred M. Piepmeier BY: Suzanne P. Dinwiddie, Attorney in Fact

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 Suzanne P. Dinwiddie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Mildred Piepmeir, as her Attorney-In-Fact, as the free act and deed of the within named Mildred Piepmeir.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 1999.

NOTARY PUBLIC

My Commission Expires:

Sept 23 2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 27

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

CANT
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1047.00
CHECK 1047.00

08/24/99 01 16:02 0001 0181

06281122

IDENTIF. & REFERENCE

99 AUG 24 PM 4:03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508276