Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd.; #240
Nashville, TN 37215

39-B
File #99-1609

WARRANTY DEED

BOOK 11718 PAGE 205

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Leroy C. Stephens, and wife, Paula M. Stephens, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Jesus Eric Pina-Garza, and spouse, Mary J. Pina-Garza, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County Tennessee, being Lot No. 43 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, as of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leroy C. Stephens and wife, Paula M. Stephens by deed of record in Book 10961, Page 518, Registers office for said County.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 6304 Sweetgum Lane, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of October, 1999

Leroy C. Stephens
Leroy C. Stephens

Paula M. Stephens
by: Leroy C. Stephens
Paula M. Stephens by Leroy C. Stephen,
Attorney-in-Fact

0650699

MAIL REFERENCE

99 OCT 26 PM 2:40

CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

4215 10/26 0101 03CHECK 636-30

State of Colorado)
County of ARAPAHOE)

On this 22nd day of October, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Leroy C. Stephens, individually and Leroy C. Stephens for Paula M. Stephens, as her attorney-in-fact, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: My Commission Expires 09/10/2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169,000.00.

Affiant

Sworn and subscribed before me on this the 22nd day of October, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Jesus Eric Pina-Garza
6304 Sweetgum Lane
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
155-8-A-43CO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11718 PAGE 207

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

0650699

REFERENCE

99 OCT 26 PM 2:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 169000.00
CON TX 625.30
PRFEE 1.00
MREED 8.00
CFEE 2.00
TOTAL 636.30
CHECK 636.30

10/26/99 01 14:44 0001 4215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531993