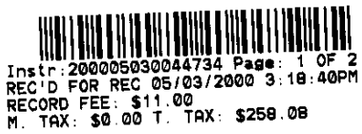
THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,750.00

Affiant

Subscribed and sworn to before me, this 28th day of April, 2000

Notary Public

My Commission Expires: 11-19-01

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARCO T. MAGANA 91 Jay Street Nashville, Tennessee 37210	GMAC MORTGAGE CORPORATION 8 Cadillac Drive #150 Brentwood, Tennessee 37027	MAP 119-6 PARCEL 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND SEVEN HUNDRED FIFTY AND NO/100---------- ($ 69,750.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, OLIVIA B. MOTA, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MARCO T. MAGANA AND WIFE, ZULLY MAGANA hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of Sterling Heights, Section Two, of record in Plat Book 1424, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property to Olivia B. Mota by deed from Southeast Title of Tennessee, Inc., Trustee, of record in Book 11224, page 30, Register's Office for Davidson County, Tennessee.

This is improved property known as 91 Jay Street, Nashville, Tennessee 37210

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 assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sterling Heights, Section Two of record in Book 1424, page 104, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their__ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I__ have hereunto set my hand___on this the 28th__ day of April_____, 2000_.

Olivia B Mota

OLIVIA B. MOTA

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 OLIVIA B. MOTA, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of April, 2000.

My Commission Expires: 9-29-01

Mitchell A Watts
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____.

My Commission Expires: _____

Notary Public