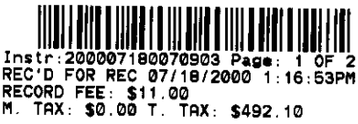
RECORD AND RETURN TO: SATURN & MAZER
FILE BOX "7"
SP 39101

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

39-B
File #00-1283

WARRANTY DEED



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 Nestor D. Villanueva, and wife, Rosabel M. Villanueva, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto David J. Griffin, and wife, Audrey C. Griffin, 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:

Being Lot No. 69 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Page 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445 and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nestor D. Villanueva and wife, Rosabel M. Villanueva by deed of record in Book 10540, Page 557, 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, and Property Taxes for the current year.

This is improved property, known as: 753 Jaywood Drive, Old Hickory TN .

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 12th day of July, 2000

Nestor D. Villanueva

Nestor D. Villanueva by Elise Anderson,
Attorney-in-Fact
By Elise Anderson Attorney in Fact

Rosabel M. Villanueva

Rosabel M. Villanueva, by Elise Anderson,
Attorney-in-Fact
By Elise Anderson, Attorney in Fact

State of Tennessee)
County of Davidson)

On this 12th day of July, 2000, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elise Anderson for Nestor D. Villanueva and Rosabel M. Villanueva, as their 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: 9-29-2007

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 133,000.00.

Affiant

Sworn and subscribed before me on this the 12th day of July, 2000.

Notary Public

My Commission Expires: 9-29-2007

NEW OWNER:
David J. Griffin
753 Jaywood Drive
Old Hickory, TN

RESPONSIBLE FOR TAX PAYMENT:
FT Mortgage Companies D/B/A
P.O. Box 146
Memphis, TN 38101

TAX MAP-PARCEL #:
63-16-B-67CO