File in Box No. 19 B

WARRANTY DEED

STATE OF TENNESSEE #00-9-13-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,000.00
J.E. Juan J. Espejo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15TH DAY OF SEPTEMBER, 2000

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 09/21/00 12:12 2pgs
Fees:11.00 Taxes:288.60
20000921-0093909

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUAN J. ESPEJO	FIRSTAR BANK, N.A.	MAP 107-05
(NAME)	(NAME)	
1914 Louanne Drive	4801 Frederica Street	PARCEL 233
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Owensboro, KY 42301	FB #02DA-53530
(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, HELENE CLARISSE EATON MAYNARD AND HUSBAND, SIDNEY HAROLD MAYNARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUAN J. ESPEJO AND WIFE, TOMASA M. ESPEJO

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. 270 on the Plan of Bel-Air, Section Two, of record in Book 2900, Pages 29 - 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

BEING the same property conveyed to Larry W. Eaton and wife, Helene C. Eaton, by Deed from Billy Clark and wife, Irene Clark, of record in Book 4970, Page 290, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of record in Minute Book 24A, Page 228, and File No. 92751, in the Circuit Court for said County. The property was further conveyed to Helene Clarisse Eaton by Quitclaim Deed from Larry Wayne Eaton, Sr., of record in Book 5426, Page 562, said Register's Office. The said Larry W. Eaton being one and the same person and Larry Wayne Eaton, Sr. The said Helene Clarisse Eaton having since married and now being Helene Clarisse Eaton Maynard.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Sidney Harold Maynard, spouse of the above named Helene Clarisse Eaton Maynard, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 1914 Louanne Drive, Nashville, TN 37211
(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 our hand s this 15th day of September 2000

Helene Clarisse Eaton Maynard
HELENE CLARISSE EATON MAYNARD

Sidney H. Maynard
SIDNEY HAROLD MAYNARD

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____ .

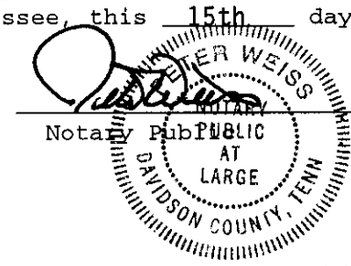
My commission expires _____ _____
Notary Public

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 HELENE CLARISSE EATON MAYNARD, A MARRIED WOMAN, 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 at Brentwood, Tennessee, this 15th day of September, 2000.

My Commission Expires: May 28, 2003

_____
Notary Public



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 SIDNEY HAROLD MAYNARD, A MARRIED MAN, the bargainor, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12TH. day of SEPTEMBER, 2000.

My Commission Expires: May 28, 2003

_____
Notary Public

