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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 1/15/97
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodletsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary L. Thomas (NAME)	Mortgage Portfolio Services, Inc. (NAME)	MAP 51-10B
149 Ellington Place (ADDRESS)	5520 LBJ Freeway, Ste. 200 (ADDRESS)	PARCEL 12
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Jennifer A. Richter, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary L. Thomas

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:

A certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as follows: Unit 149 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominium, of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.

Being the same property conveyed to Jennifer A. Richter by deed from Janice Lee Shearon, Unmarried, of record in Book 9623, Page 334, Register's Office for said County.

Hank Hillin executes this instrument as Attorney-in-Fact on behalf of Jennifer A. Richter pursuant to Special Power of Attorney recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 149 Ellington Place, Madison, TN 37115
(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 5th day of September 19 97

Jennifer A. Richter
By Jennifer A. Richter by Hank Hillin
Hank Hillin, Attorney-in-fact

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 _____ 19_____.

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 _____ 19_____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of September, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ Hank Hillin, to me known to be the person who executed the foregoing instrument in behalf of Jennifer A. Richter and acknowledged that he executed the same as the free act and deed of the said Jennifer A. Richter.

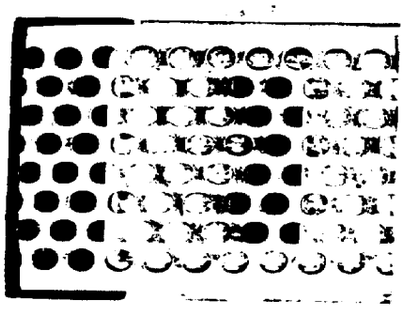
Witness my hand and seal at Goodlettsville, Tennessee, this the 5th day of September, 1997.

Commission expires: 11-27-99

Notary Public

JACKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

013192
IDENTIFICATION REFERENCE
97 SEP -9 AM 8:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
6423 09/09 0101 03CHECK
262.45



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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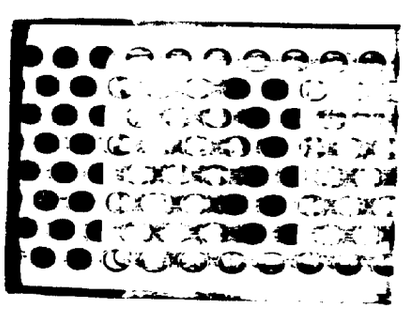
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

09/09/97 01 08:53 0001 6423

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034692

IDENTIFICATION REFERENCE

97 SEP -9 AM 8:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1195884