22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF September, 1997

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN M. LYDA	MORTGAGE PORTFOLIO SERVICES, INC.	113-0-104
(NAME)	(NAME)	
8135 OLD CHARLOTTE PIKE	5520 LBJ FREEWAY, SUITE 200	09D-13075
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	DALLAS, TX 75240	
(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, JAMES HAROLD DUNCAN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN M. LYDA AND CLARISSA S. LYDA, HUSBAND AND WIFE

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, and being more particularly described according to a survey by JOHN KOHL & COMPANY, P.C., dated September 5, 1997, as follows:

BEGINNING at a tan oak, the extreme Southwest corner of described property; thence North 04 degrees East 544 feet along Choate's easterly line to a stake, the Northwest corner of property and Stephen's Southwest corner; thence North 85 degrees East 541 feet along Stephen's southerly line to the center of a ridge road (an iron pin in line 25 feet from center of ridge road); thence South 38 degrees 35 minutes East 43 feet to a point in center of said road; thence with the curve of the radius 294.1 feet to a point in the center of said road (curve data=angle 47 degrees 15 minutes, tangent 156 feet, radius 356.65 feet, length of curve 294.1 feet); thence South 19 degrees 40 minutes West 91.75 feet to a point in center of ridge road; thence North 59 degrees West passing an iron pin at 14.75 feet on the westerly side of said road and continuing along Nall's northeasterly line a total of 178.75 feet to a tan oak; thence North 35 degrees West 227 feet to a tan oak; thence South 37 degrees 30 minutes West 592 feet along Nall's northwesterly line to the point of BEGINNING.

BEING the same property conveyed to JAMES HAROLD DUNCAN, by Quitclaim Deed

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 8135 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209
(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 26th day of September, 19 97

James Harold Duncan

JAMES HAROLD DUNCAN

BOOK 10624 PG 698

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 JAMES HAROLD DUNCAN, UNMARRIED

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 NASHVILLE, Tennessee, this 26th day of September, 19 97

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

from Janie Louise Brake Duncan, of record in Book 7521, page 943, Register's Office for DAVIDSON County, Tennessee.

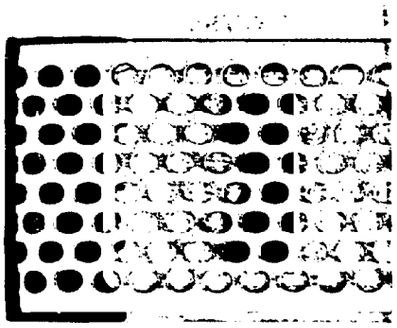
Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated September 5, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0353217
IDENTIFICATION REFERENCE

97SEP 29 PM 1:09
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3658 09/29 0101 03CHECK 359.02



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10624 PG 699

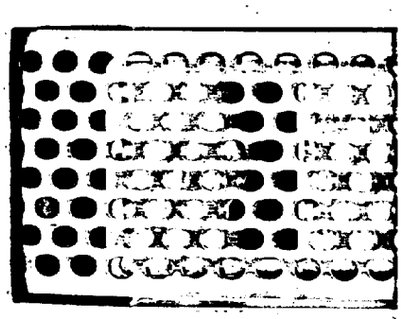
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	94600.00
CON TX	350.02
PRFEE	1.00
WDEED	8.00
TOTAL	359.02
CHECK	359.02

09/29/97 01 13:13 0001 3658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03532117
IDENTIF. & REFERENCE

97 SEP 29 PM 1:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203026