BOOK 10629 PG 897 BOX 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: Apr 22 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca L. Saindon (NAME)	Mortgage Portfolio Services, Inc (NAME)	118-10 #39
901 Sutton Hill Road (ADDRESS)	4144 North Central Expwy., #160 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 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, Randall Carney Spencer and Jewell Marie Wharton, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rebecca L. Saindon, unmarried

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. 59 on the Plan of Sutton Hill Section of Marengo Park, as of record in Plat Book 974, page 67, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Carney Spencer and Jewell Marie Wharton by deed from J. C. Spencer and wife, Gladys M. Spencer. The said J. C. Spencer having predeceased Gladys M. Spencer, who has since died. By Will filed in the Unprobated Will Book in Probate Court of Davidson County, Tennessee, the property was vested in Randall Carney Spencer and Jewell Spencer Wharton. The said Randall Carney Spencer and Jewell Spencer Wharton, devisees of the Will of Gladys M. Spencer having quitclaimed all of their interest to Gene W. Floyd, Trustee. The said Gene W. Floyd, Trustee for the express purpose of carrying out the intent of conveyance, as above set out, having quitclaimed all his interests in said property to Randall Carney Spencer and Jewell Marie Wharton, as tenants in common, by Quitclaim Deed of record in Book 9862, page 662, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 901 Sutton Hill Road, Nashville, TN 37204
(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 29th day of September 19 97

Randall Carney Spencer by Jewell Marie Wharton ATTY IN FAC
Randall Carney Spencer

Jewell Marie Wharton
Jewell Marie Wharton

BOX 15

BOOK 10629 PG 898

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 Jewell Marie Wharton

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 Nashville, Tennessee, this 29th day of September, 19 97.

Commission expires April 22, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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 29th day of September, 1997, before me personally appeared Jewell Marie Wharton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of Randall Carney Spencer, and acknowledged that she executed the same as the free act and deed of said Randall Carney Spencer. Witness my hand and official seal at Nashville, TN, this 29th day of September, 1997.

My Commission Expires:
April 22, 2001

NOTARY PUBLIC

Warranty Deed from Randall Carney Spencer and Jewell Marie Wharton, to Rebecca L. Saindon.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

97 OCT -1 PM 4:19

FELIX A. ... REGISTER

IDENTIF. & REFERENCE

5097 10/01 0101 03CHECK 545.50

035456

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10629 PG 899

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	
	145000.00
CON TX	536.50
PRFEE	1.00
WDEED	8.00
TOTAL	545.50
CHECK	545.50

10/01/97 01 16:16 0001 5097

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0354563
IDENTIF. & REFERENCE

97 OCT -1 PM 4:19

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1204452