BOOK 10635 PG 297

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 87,700.00

Jane Katherine Holston
Affiant

Subscribed and sworn to before me, this 1st day of October 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JANE KATHERINE HOLSTON 1700 Bernard Avenue Nashville, Tennessee 37212	MORTGAGE PORTFOLIO SERVICES, INC 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 104-12 PARCEL 273

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SEVEN THOUSAND SEVEN HUNDRED AND NO/100---------- ($ 87,700.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, MICHELE MONTBLEAU, unmarried, and JOSEPH MONTBLEAU, unmarried hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JANE KATHERINE HOLSTON AND MARY KATHERINE BRADY, BOTH 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:

BEING Lot No. 35 on the Map of Lenox Place as of record in Book 161, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Michele Montbleau, unmarried, and Joseph Montbleau, by deed from Miriam Anna Myers and husband, Steven Lee Garner, of record in Book 7342, page 864, Register's Office for Davidson County, Tennessee.

0355924
IDENTIF. ↑ REFERENCE

97 OCT -6 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6553 10/06 0101 03CHECK 333.49

This is improved property known as 1700 Bernard Avenue, Nashville, Tennessee 37212

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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Lenox Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of October, 19 97.

MICHELE MONTBLEAU

JOSEPH MONTBLEAU

Michele Montbleau
ATTY IN FACT

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 MICHAEL MONTBLEAU, 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 this 1st day of October, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared MICHELE MONTBLEAU, to me known to the person who executed the foregoing instrument in behalf of JOSEPH MONTBLEAU and acknowledged that she executed the same as the free act and deed of the said JOSEPH MONTBLEAU.

Witness my hand and seal this 1st day of October, 1997.

My commission expires: 11/22/97

Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

RECEIVED OF _____

FOR _____

BOOK 10635 PG 299

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 87700.00
CON TX 324.49
PRFEE 1.00
WDEED 8.00
TOTAL 333.49
CHECK 333.49

10/06/97 01 09:31 0001 6553

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355924
IDENTIF. ↑ REFERENCE

97 OCT -6 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1205892