BOOK 10652 PG 454

3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 56,900.00

Patricia Lynn Kephart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF October 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GEORGE B. WOODS NOTARY PUBLIC AT LARGE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
111 W. College Street, Murfreesboro, TN 37130 — 4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
313 E. Main Street Suite 5, Hendersonville, TN 37075 — 1187 Vultee Boulevard, Nashville, TN 37217
H-97-13345 — 155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia Lynn Kephart (NAME)	Mortgage Portfolio Services, Inc (NAME)	83-7-98
924 Riverside Drive (ADDRESS)	4144 North Central Expressway (ADDRESS)	
Nashville, TN 37206 (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, Diane Fryer Tucker, and husband, Gary A. Tucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia Lynn Kephart, 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 parts of Lots 56 and 57 on the Map of Robert E. Powers Land, as of record in Book 421, Page 56, Register's Office for said County, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, August 23, 1949, as follows:

Beginning at a point in the westerly margin of Riverside Drive, 23 feet north of the corner of Lots 56 and 57; thence westerly crossing the line between said lots at 71.0 feet a total distance of 215.5 feet to a point in the rear line of Lot No. 57 in the east line of the right of way of L. & N. Railroad, which point is 46.3 feet south of corner of Lots Nos. 56 and 57; thence southerly 15.7 feet to an iron pin at the southwest corner of Lot No. 57; thence with the south line of said Lot No. 57 easterly 227 feet to the westerly margin of Riverside Drive; thence with the margin of same, northerly 85 feet to the point of beginning.

Being the same property conveyed to Gertrude A. Fluty, as to a Life Estate and Diane Fryer Tucker, as to the Remainder by deed from Gertrude A. Fluty and Allen W. Carlson, widower of Jeannette Fryer Carlson, now deceased of record in Deed Book 6332, page 956, Register's Office for said County. The said Gertrude A. Fluty having since died on June 3, 1996.

This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

unimproved ( )
This is improved (X) property, known as 924 Riverside Drive, Nashville, TN 37206
(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 17th day of October 19 97

Diane Fryer Tucker Gary A. Tucker

Diane Fryer Tucker

BOOK 10652 PG 455

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Diane Fryer Tucker, and husband, [illegible] A. Tucker,

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 Hendersonville, Tennessee, this 17th day of October, 1997.

Commission expires Oct. 17, 1998

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

IDENTIFICATION REFERENCE

97 OCT 21 AM 9:24

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

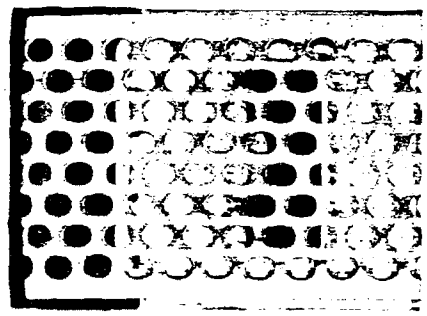
036102

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

2120 10/21 0401 03CHECK

219.5



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10652 PG 456

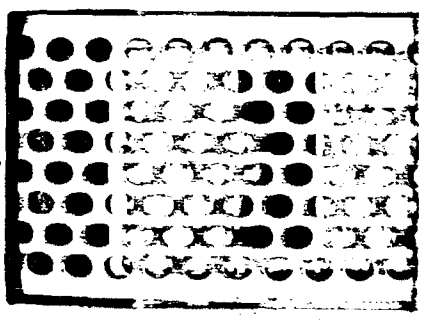
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56900.00
CON TX 210.53
PRFEE 1.00
WDEED 8.00
TOTAL 219.53
CHECK 219.53

10/21/97 01 09:26 0001 2120

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03611102
IDENTIF. & REFERENCE

97 OCT 21 AM 9:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1211400