BOOK 10687 PG 55

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney mail
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 $ 79,900.00

James D Gee
Affiant

Subscribed and sworn to before me, this 14th day of November, 1997

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES D. GEE 121 Marie Street Nashville, Tennessee 37207	MORTGAGE PORTFOLIO SERVICES, INC 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 71-11 PARCELS 43 & 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 79,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JOE T. WILSON, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JAMES D. GEE, unmarried, and MAUDE G. REEVES, married, as Joint Tenants with Right of Survivorship hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot "C" in the Subdivision of the Besty A. Maddux Estate as of record in Book 161, page 108, Register's Office for Davidson County, Tennessee.

BEGINNING on the northerly margin of Marie Street, as shown on the Plan of Eastmoreland Place of record in Book 161, page 170, said Register's Office, being the southeast corner of the Primm or Luton one acre tract; thence with said street, easterly 200.0 feet; thence northerly 165.0 feet, more or less, to the line between Lots "A" and "C" in said subdivision; thence with said line, westerly 200.0 feet; thence southerly 165.0 feet, more or less, to the beginning.

BEING the same property conveyed to Joe T. Wilson by deed from Berle J. Wilson of record in Book 10610, page 547, Register's Office for Davidson County, Tennessee.

This is improved property known as 121 Marie Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has 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 Subdivision of the Betsy A. Maddux Estate of record in Book 161, page 108, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s__ himself___, __his___ 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 _I__ have hereunto set _my__ hand___on this the __14th__ day of __November___, 19 97__.

Joe T Wilson

JOE T. WILSON

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 _JOE T. WILSON, 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 this __14th__ day of __November___, 19 97__.

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

0370800

IDENTIFICATION REFERENCE

97 NOV 18 AM 8:54

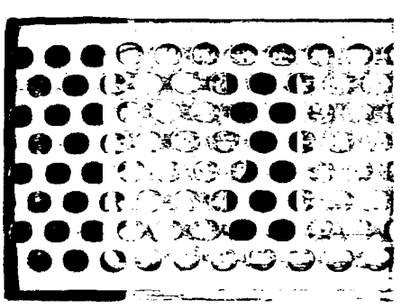
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2727 11/18 0101 03CHECK 304.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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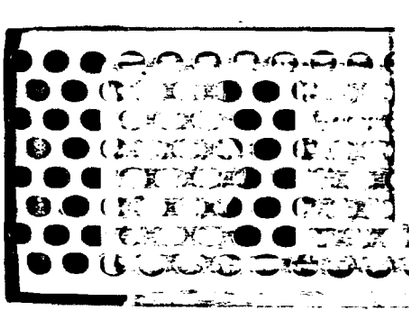
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79900.00
CON TX 295.63
PRFEE 1.00
WDEED 8.00
TOTAL 304.63
CHECK 304.63

11/18/97 01 09:00 0001 2727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0370800
IDENTIF. # REFERENCE

97 NOV 18 AM 8:54

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1221880