BOX 52

BOOK 10699 PG 100

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Rodney L Vaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF November 19 97

Judy A Hardcastle
Notary Public

MY COMMISSION EXPIRES: 5-28-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorrie Murphy	Mortgage Portfolio Services, Inc	72-7-267
(NAME)	(NAME)	
2321 Riverside Drive	5520 LBJ Freeway, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	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, Rodney L. Vaden and wife, Christina M. Vaden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lorrie Murphy

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. 64, Block "D" on the map of a proposed subdivision of R.M. Dudley's 30 acre tract on Williams Ferry Road of record in Book 421, page 122, said Register's Office.

SAID Lot No. 64 fronts 80 feet on the easterly side of Riverside Boulevard and runs back in an easterly direction 170 feet to an alley, fronting 50 feet on said alley.

ALSO in part of Lot No. 63 in said R. M. Dudley's subdivision, and being a triangular strip of land off the southerly part of Lot No. 63, more particularly described as follows: BEGINNING on the southeasterly margin of Riverside Boulevard at the corner of Lots 63 and 64; thence southeasterly 170 feet, more or less, to a point in the westerly margin of an alley, said point being 10 feet north of the corner of Lots 63 and 64 on said alley; thence in a southerly direction 10 feet to the corner of Lots 63 and 64; thence in a northeasterly direction 170 feet to the point of beginning.

Being that same property conveyed to Rodney L. Vaden and wife, Christina M. Vaden by deed from Karen Mateika, a single person (formerly known as Jo Karen Byars) of record in Book 9849, Page 321, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2321 Riverside Drive, Nashville, Tennessee 37216
(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 25th day of November 19 97

Rodney L. Vaden
Rodney L. Vaden

Christina M Vaden
Christina M. Vaden

BOOK 10699 PG 101

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney L. Vaden and wife, Christina M. Vaden

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of November, 1998.

Commission expires 5-16-99

Notary Public

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

LEGAL DESCRIPTION CONTINUATION BOOK 10699 PG 102

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

03741 26

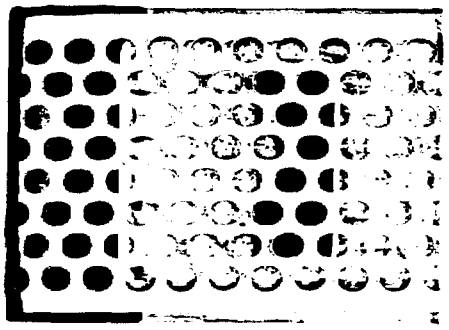
IDENTIFICATION REFERENCE

97 NOV 26 PM 2:43

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

4005 11/26 0101 02CHECK 345.00

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



RECEIVED OF _____

FOR _____

BOOK 10699 PG 103

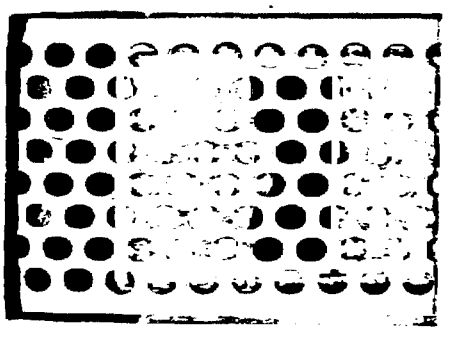
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED	—		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	12.00
TOTAL	345.63
CHECK	345.63

11/26/97 01 14:46 0001 4605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03741 26
IDENTIF. & REFERENCE

97 NOV 26 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1225449