File Box #24

BOOK 10703 PG 253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 97

Notary Public

MY COMMISSION EXPIRES 5-23-98 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5/23/98

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joann Taylor (NAME)	Mortgage Portfolio Services, Inc. (NAME)	MAP 105-13
942 South Douglas Avenue (ADDRESS)	4144 N. Central Expwy., #900 (ADDRESS)	PARCEL 264
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	22W04695

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, Jerael C. Nellis and wife, Valeri Otey-Nellis

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

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 part of Lot No. 82 on the Map of Waverly Place, of record in Book 57, Pages 94 & 95, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Ave. S., Nashville, TN 37203, Licence No. 1659, dated November 11, 1997, as follows:

BEGINNING at an iron pin in the northerly margin of South Douglas Avenue; said point being 148 feet east of the easterly margin of 10th Avenue South; thence leaving said Avenue, North 3 deg. 52 min. E, 266.4 feet to an iron pin in the southerly margin of an alley; thence with the same, S 84 deg. 40 min. E, 50 feet to an iron pin; thence leaving said alley, S 3 deg. 52 min. W, 265 feet to an iron pin in the northerly margin of South Douglas Avenue; thence with the same, N 86 deg. 17 min. W, 50 feet to the point of beginning.

Being part of the same property conveyed to Jerael C. Nellis by deeds of record in Book 9965, Page 309, and Book 10703, Page 248, Register's Office, Davidson County, Tennessee. Valeri Otey-Nellis herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

CONTINUED

unimproved ( )
This is improved (X) property, known as 942 South Douglas Avenue, 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 my our hand S this 26th day of November 19 97

Jerael C. Nellis

Valeri Otey-Nellis

BOOK 10703 PG 254

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 Jerael C. Nellis and wife, Valeri Otey-Nellis

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 Nashville, Tennessee, this 26th day of November 19 97.

Commission expires 5-23-98

Jim D. Brown
Notary Public

JIM D. BROWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 5/23/98

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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

This conveyance is subject to restrictions of record in Book 4220, Page 723, and Book 4430, Page 693, said Register's Office.

97 DEC -2 AM 10:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0375230

5768 12/02 0101 03CHECK 201.40

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

RECEIVED OF _____

FOR _____

BOOK 10703 PG 255

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

CHRT 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

0375230
IDENTIFICATION REFERENCE

97 DEC -2 AM 10:23

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

No. 1226597