BOOK 10706 PG 42

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,150.00

Anthony D Patton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 97

Notary Public

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT S. CRUGGS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE My Commission Expires MAR. 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony D. Patton (NAME)	Mortgage Portfolio Services Inc. (NAME)	MAP 171-8A
1076 Beech Tree Lane (ADDRESS)	4144 North Central Pkwy Ste 900 (ADDRESS)	PARCEL 58 CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dallas, Texas 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. Ronald B. Rittiner and wife, Elizabeth R. Rittiner

HEREINAFTER CALLED THE GRANTORS. HAVE BARGAINED AND SOLD. AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony D. Patton and wife, Cheryl D. Patton

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. 58 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, page 951, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald B. Rittiner and wife, Elizabeth R. Rittiner by deed from James Bullard, a single person, of record in Book 9276, page 319, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, page 951, said Register's Office; (b) restrictive covenants contained in instruments of record in Book 7430, page 780, Book 7565, page 57, Book 7824, page 254, Book 7897, page 578 and Book 8313, page 932, said Register's Office; and (d) Charter of record in Book 7621, page 600 amended in Book 7981, page 971, said Register's Office..

MAIL ENV.

97 DEC -3 AM 9:29

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0375902

unimproved ( )
This is improved (X) property, known as 1076 Beech Tree Lane, Brentwood, TN 37027
(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 1st day of December 19 97

Ronald B. Rittiner

Ronald B. Rittiner

Elizabeth R. Rittiner

Elizabeth R. Rittiner

BOOK 10706 PG 43

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 Ronald B. Rittiner and wife, Elizabeth R. Rittiner

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 1st day of December 19 97.

Commission expires _____

_____
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

ROBERT L. SCRUGGS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 24, 2001

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

RECEIVED OF _____

FOR _____

BOOK 10706 PG 44

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

CAPT
RECPT 29115.00
DOC TX 1049.25
PRFEE 1.00
MISCEL 5.00
TOTAL 1049.25
CHECK 1049.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0375902
IDENTIFICATION REFERENCE

97 DEC -3 AM 9:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.1227274