File Box F

BOOK 10720 PG 303

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Willard G. Plentl, III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 97

Notary Public

MY COMMISSION EXPIRES: 8 Sept 98
(AFFIX SEAL)

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
Willard G. Plentl, III (NAME)	Mortgage Portfolio Services, (NAME)	MAP 83-10
405 Avondale Drive (ADDRESS)	4144 N. Central Expwy., #900 (ADDRESS)	PARCEL 95
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	23W17190

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, Mark D. Anderson and wife, Marie A. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willard G. Plentl, III

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 Lot Nos. 125, 126 & the southerly 10 feet of Lot No. 124 on the Map of McEwen Place of record in Book 332, Page 133, Register's Office, Davidson County, Tennessee and part of an abandoned alley lying adjacent to said lots by Bill No. 1147 of record in the Davidson County Metro Clerk's office.

Said Lots; part of Lot and part of abandoned alley adjoin and front together 70 feet on the easterly side of Avondale Drive (formerly Ivins Street) and run back between parallel lines 135.5 feet to the center of said abandoned alley.

Being the same property conveyed to Mark D. Anderson and wife, Marie A. Anderson by deed from Richard E. Arms and wife, Louise V. Arms of record in Book 8134, Page 483, Register's Office, Davidson County, Tennessee and by Bill No. 1147, Davidson County Metro Clerk's Office.

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

Subject to a easement retained by Metro in that portion of closed alley along rear of said lots by Bill No. 1147.

unimproved ( )
This is improved (X) property, known as 405 Avondale 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 our hand s this 12th day of December, 19 97

Mark D. Anderson

Marie A. Anderson

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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 Mark D. Anderson and wife, Marie A. Anderson

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 12th day of December 19 97

Commission expires 3-21-98

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

0379881

IDENTIFICATION REFERENCE

97DEC 15 AM 9:50

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

0897 12/15 0101 03CHECK 388.25

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
102500.00
CON TX 379.25
PRFEE 1.00
WDEED 8.00
~~TOTAL 388.25~~
~~CHECK~~ 388.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/97 01 09:52 0001 0897

0379881

IDENTIFICATION CERTIFICATE

97 DEC 15 AM 9:51

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

No. 1231660