BOOK 10720 PG 849

47

WARRANTY DEED

PLEASE RETURN TO:
CASTLEMAN TITLE & ESCROW, INC.
WILLIAM D. CASTLEMAN, ATTORNEY
110 GLANCY STREET, SUITE #112
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 8-4-98
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Constance R. Dale (NAME)	Mortgage Portfolio Services, (NAME)	MAP 165-14
1120 Bluewillow Court (ADDRESS)	4144 North Central Expressway (ADDRESS)	PARCEL 54
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	2D78244

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, Ralph D. Stevens, d/b/a Land Enterprises

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Constance R. Dale

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 No. 47, Section Three, Peppertree Forest, of record in Book 7900, page 249, Register's Office, Davidson County, Tennesssee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Ralph D. Stevens, d/b/a Land Enterprises by deed from Michael A. Darnell and wife, Evita Darnell of record in Book 10514, page 662, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8294, page 159, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1120 Bluewillow Court, Antioch, TN 37013
(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 hand this 11th day of December 19 97

Ralph D. Stevens
d/b/a Land Enterprises

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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 Ralph D. Stevens, d/b/a Land Enterprises

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 at Nashville, Tennessee, this 11th day of December, 19 97.

Commission expires 11-27-99

Vicki Rae Rogers
Notary Public

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

0380063

IDENTIFICATION/REFERENCE

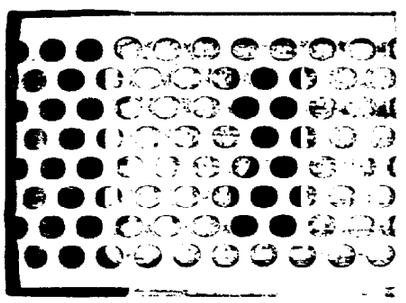
97 DEC 15 PM 1:57

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

1105 12/15 0101 03CHECK 336.00

OFFICIAL RECEIPT

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



RECEIVED OF _____

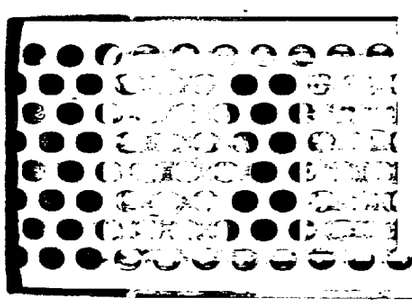
FOR _____

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	88400.00
CON TX	327.08
PRFEE	1.00
WDEED	8.00
TOTAL	336.08
CHECK	336.08

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 00 0001 1105



0380063
IDENTIFICATION REFERENCE

97 DEC 15 PM 1:57

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

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No. 1231866