WARRANTY DEED

BOOK 10728 PG 531

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRIAN N. GASKINS (NAME)	MORTGAGE PORTFOLIO SERVICE, INC. (NAME)	MAP 51 03
718 VANTREASE ROAD (ADDRESS)	4144 N. CENTRAL EXPWY, SUITE 160 (ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (CITY) (STATE) (ZIP)	35

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, RUSSELL HARRISON BEATY AND WIFE, PAMELA J. BEATY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN N. GASKINS AND WIFE, SANDRA S. GASKINS

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. 2 on the Plan of Blair Heights, Section One, as of record in Book 2133, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to RUSSELL HARRISON BEATY AND WIFE, PAMELA J. BEATY by Deed of record in Book 7200, page 846, Register's Office for Davidson County, Tennessee.

0382170

IDENTIFICATION REFERENCE

97 DEC 19 AM 9:34

MAIL ENV.

3448 12/19 0101 03CHECK 786.00

unimproved ( )
This is improved (X) property, known as 718 VANTREASE ROAD, MADISON, TN 37115
(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 17th day of December 19 97

RUSSELL HARRISON BEATY

PAMELA J. BEATY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10728 PG 532

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RUSSELL HARRISON BEATY AND WIFE, PAMELA J. BEATY

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 GOODLETTSVILLE, Tennessee, this 17th day of December 19 97.

Commission expires 9/23/00

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 _____

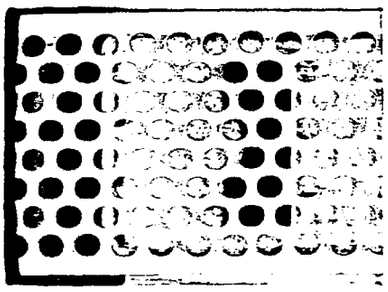
Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10728 PG 533

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 210000.00

CON TX 777.00

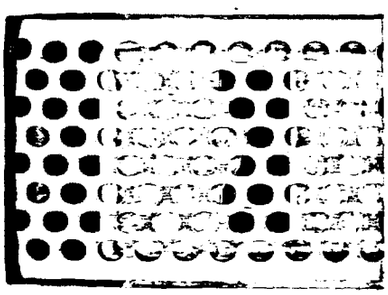
PRFEE 1.00

WDEED 8.00

TOTAL 786.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 786.00

12/19/97 01 09:41 0001 3448



0382170

IDENTIFICATION REFERENCE

97 DEC 19 AM 9:34

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

No.1234186