BK. 10735 PG 439

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

David W. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF December 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID W. TURNER (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	118-14-111
3514 CRESTRIDGE DRIVE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	OH-06585
NASHVILLE, TN 37204 (CITY) (STATE) (ZIP)	DALLAS, TX 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, THOMAS F. JONES AND MARTHA ELLEN JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID W. TURNER, A SINGLE MAN

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. 37, on the Plan of LONGVIEW MANOR, SECTIONS ONE AND TWO, of record in Book 1424, page 127, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to JAMES LESLIE JONES AND WIFE, HARRIETT ROBERTS JONES, by deed from John B. Thomison and wife, Elva H. Thomison, of record in Book 2538, page 637, Register's Office for Davidson County, Tennessee. The said HARRIETT ROBERTS JONES predeceased JAMES LESLIE JONES. The said JAMES LESLIE JONES has since died testate; and by Will of record in Will Book 215, page 477, Probate Office for DAVIDSON County, Tennessee, subject property was devised to THOMAS F. JONES AND MARTHA ELLEN JONES.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated December 19, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

unimproved ( )
This is improved (X) property, known as 3514 CRESTRIDGE DRIVE, 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 our hand s this 23rd day of December 19 97

Thomas F. Jones
THOMAS F. JONES

Martha Ellen Jones
MARTHA ELLEN JONES

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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 THOMAS E. JONES AND MARTHA ELLEN JONES

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 23rd day of December 19 97

Commission expires May 27, 2001

I. DYKE TATUM 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_____.

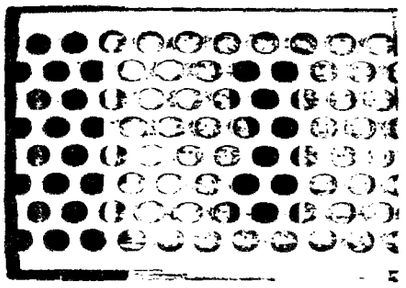
My commission expires _____

_____
Notary Public

0383954
IDENTIF. & REFERENCE

97 DEC 29 PM 12:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5339 12/29 0101 03CHECK 619.50



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

RECEIVED OF _____

FOR _____

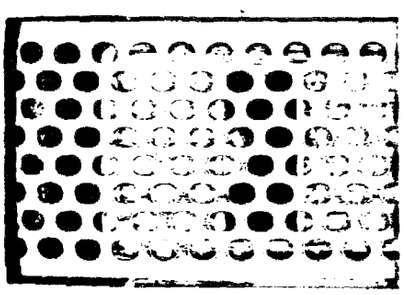
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CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
TOTAL	619.50
CHECK	619.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 31 0001 5339



0383954
IDENTIF. ↑ REFERENCE

DEC 29 PM 12:31
(X.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1236049