WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10737 PG 83
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,100.00

Phyllis A. Adgent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF December 19 97

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
PHYLLIS A. ADGENT (NAME)	MORTGAGE PORTFOLIO SERVICE, INC. (NAME)	MAP 42-11
1043 HERITAGE VILLAGE DR (ADDRESS)	4144 N. CENTRAL EXPWY. STE 160 (ADDRESS)	GROUP A
MADISON, TN 37115 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (CITY) (STATE) (ZIP)	PARCEL 43.00CO

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, BETTY B. PEAK, now being BETTY B. PEAK STEWART AND HUSBAND, RAY STEWART HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHYLLIS A. ADGENT

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:

A part of the Heritage Village Condominium Tract as shown per plat of record in Book 4675, page 46, Register's Office for Davidson County, Tennessee, the part hereby conveyed being: Unit No. 1043 on the said section plat together with the carport designated Number 1043, a family unit type No. B, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto attached and exhibited recorded in Book 4758, page 179, Register's OFfice for said County, as amended in Book 4808, page 829, Register's Office for said County.

Together with each and all of the rights, privileges, appurtenances thereunto belonging, as set forth in the said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

Being the same property conveyed to BETTY B. PEAK by Deed of record in Book 5293, page 506, Register's Office for Davidson County, Tennessee; the said BETTY B. PEAK now being BETTY B. PEAK STEWART.

RAY STEWART joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

5810 12/30 0101 03CHECK 309-07

unimproved ( )
This is improved (X) property, known as 1043 HERITAGE VILLAGE DRIVE, 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 22nd day of December 1997

Betty B. Peak Stewart
BETTY B. PEAK STEWART

Ray D. Stewart
RAY STEWART

BOOK 10737 PG 84

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 BETTY B. PEAK STEWART AND HUSBAND, RAY STEWART

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that /she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE they, Tennessee, this 22nd day of December 19 97.

Commission expires January 24, 1998

Aaron Adams
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 _____ and _____ respectively of the within named bargainor, and corporation, and that _____ 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

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

MAIL ENV.

97 DEC 30 AM 7:55

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0384416

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BK 10737 PG 85

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 81100.00
CDN TX 300.07
PRFEE 1.00
WDEED 8.00
TOTAL 309.07
CHECK 309.07

12/30/97 01 07:58 0001 5810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0384416
IDENTIFICATION REFERENCE

97 DEC 30 AM 7:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1236515