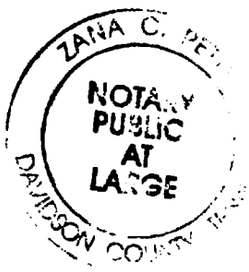
FILED FOR 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10742 PG 525
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,500.00

J. Bryan McPherson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Bryan McPherson (NAME)	Mortgage Portfolio Services, (NAME)	MAP 119-14
2906 Dobbs Avenue (ADDRESS)	4144 N. Central Expwy., Ste. 900 (ADDRESS)	PARCEL 150
Nashville, TN 37211 (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, Arthur P. Gardner and James E. Gardner, Co-Executors of the Estate of Mary Inez Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Bryan McPherson and wife, Rosemary M. McPherson

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. 16 of Block "C", on the plan of Woodbine Courts, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mary Inez Gardner by Quitclaim Deed from Michael J. Philbin, Trustee, of record in Book 9681, Page 399, Register's Office for said County. The said Mary Inez Gardner now being deceased. Arthur P. Gardner and James E. Gardner being the Co-Executors of the Estate of Mary Inez Gardner.

0385816
IDENTIF. ← REFERENCE

97 DEC 31 PM 3:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7403 12/31 0101 03CHECK 310.55

unimproved ( )
This is improved (X) property, known as 2906 Dobbs Avenue, Nashville, TN 37211
(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 29th day of December 19 97

Arthur P. Gardner

James E. Gardner

James E. Gardner

BOOK 10742 PG 526

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 Arthur P. Gardner and James E. Gardner, Co-Executors of the Estate of Mary Inez Gardner

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 29th day of December, 1997.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 _____.

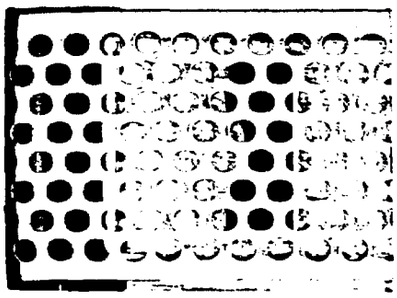
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10742 PG 527

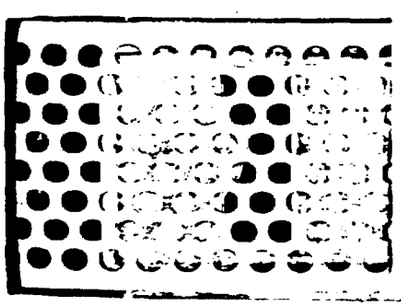
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	81500.00
CON TX	301.55
PRFEE	1.00
WDEED	8.00
TOTAL	310.55
CHECK	310.55

12/31/97 01 15:18 0001 7403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0385816
IDENTIF. ↑ REFERENCE

97 DEC 31 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1238097