BOOK 10761 PG 585

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Dorothy J. Lynch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
DOROTHY J. LYNCH (NAME)	MORTGAGE PORTFOLIO SERVICES, INC. (NAME)	90-12-229
642 WESTBORO DRIVE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	08DA-29925
NASHVILLE, TN 37209 (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, LAURA FEATHERSTONE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOROTHY J. LYNCH, A SINGLE WOMAN

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. 10, on the Plan of WESTBORO, SECTION 5, of record in Book 3300, page 3, as amended in Book 3309, page 165, 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 MARVIN FEATHERSTONE AND WIFE, LAURA FEATHERSTONE, by deed from Helen Faye Mullens Turner and Glen D. Turner, husband, of record in Book 7006, page 946, Register's Office for DAVIDSON County, Tennessee. The said MARVIN FEATHERSTONE has since died and is survived by wife, LAURA FEATHERSTONE.

LAURA FEATHERSTONE AND LAURA M. FEATHERSTONE ARE ONE IN THE SAME PERSON.

The property herein conveyed is subject to restrictive covenants of record in Book 3247, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of LAURA FEATHERSTONE, by LINDA H. KINNIE, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 642 WESTBORO DRIVE, NASHVILLE, TN 37209
(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 16th day of January, 19 98

LAURA FEATHERSTONE
By: Laura Featherstone by Linda H. Kinnie
LINDA H. KINNIE, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated December 18, 1997, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 LINDA H. KINNIE, 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 on behalf of the within named LAURA FEATHERSTONE, as her Attorney-in-Fact, as the free act and deed of the within named LAURA FEATHERSTONE.

WITNESS my hand and official seal at Nashville, Tennessee, this 16TH day of JANUARY, 1998.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0391367
IDENTIFICATION REFERENCE

98 JAN 20 P1:12:55

REGISTER
DAVIDSON COUNTY, TN. 3398 01/20 0101 03CHECK 231.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10761 PG 587

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

01/20/98 01 12:55 0001 3398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0391367
IDENTIF. # REFERENCE

98 JAN 20 PM 12:55

REGISTER
DAVIDSON CO. TN.

No. 1244023