BOOK 10763 PG 118

54

WARRANTY DEED

REGINA E. APPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

N1297-813L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 150,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF January 19 98
Regina E. Appleton
Notary Public
MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fredjoseph Goldner (NAME)	Mortgage Portfolio Services, Inc (NAME)	MAP 118-6
912 Gale Lane (ADDRESS)	4144 N. Central Expressway #900 (ADDRESS)	PARCEL 37.01
Nashville, Tennessee 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, Bruce F. Tierney and wife, Cynthia L. Tierney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredjoseph Goldner and wife, Carmen M. Goldner

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 the easterly 75 feet of the southerly one half of Lot No. 21 on the Map and survey showing the subdivision of a part of the Vaulx Property, not of record, described according to a survey made by Erie Drake, County Surveyor for said County, July 1, 1921, as follows, to wit:

Beginning on the northerly margin of Gale Lane at a point 456.7 feet westerly from the westerly margin of James Avenue, formerly Alvan Avenue; thence northerly 240.50 feet with the line between Lot Nos. 21 and 22 to a point halfway between Gale Lane and Midway Avenue; thence westerly 75 feet; thence southerly 235 feet, more or less, to a point on the northlery margin of Gale Lane 1061.07 feet easterly from the easterly margin of Craig Avenue; thence with the northerly margin of said Gale Lane easterly 75 feet to the beginning.

Being the same property conveyed to Bruce F. Tierney and wife, Cynthia L. Tierney by deed from Paul E. Grandberry and wife, Jacquelyn L. Grandberry of record in Deed Book 7428, Page 192, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 912 Gale Lane, Nashville, Tennessee 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 15th day of January 19 98

Bruce F. Tierney

Bruce F. Tierney

Cynthia L. Tierney

Cynthia L. Tierney

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 Bruce F. Tierney and wife, Cynthia L. Tierney

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 15th day of January 19 98.

Commission expires 11-28-98

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_____.

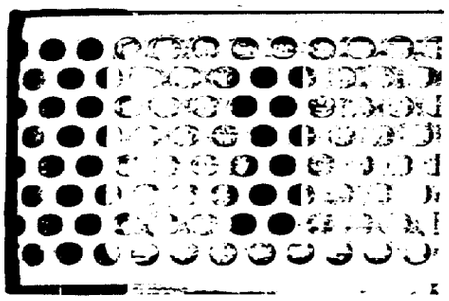
My commission expires _____

Notary Public

0391854
IDENTIF. # REFERENCE

98 JAN 21 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3928 01/21 0101 03CHECK 564.00



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

RECEIVED OF _____

FOR _____

BOOK 10763 PG 120

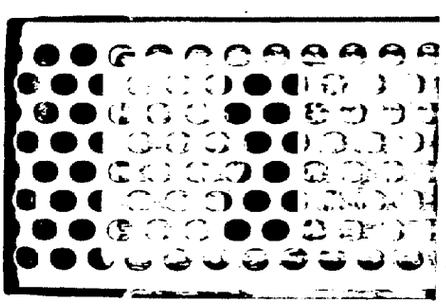
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 150000.00
CON TX 555.00
PRFEE 1.00
MFEE 8.00
TOTAL 564.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/98 01 09:50 0001 3928



0391854
IDENTIF. # REFERENCE

98 JAN 21 AM 9:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1244550