BK/ 10768 PG 794

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36320)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1998

Notary Public

MY COMMISSION EXPIRES 7-25-98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Keith E. Friend (NAME)	Mortgage Portfolio Services, Inc. (NAME)	150-1-361
2809 Lera Jones Drive (ADDRESS)	210 25th Ave. North #500 (ADDRESS)	2DX-2928
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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 David M. Briggs and wife, Maudie M. Briggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith E. Friend and wife, Jennifer A. Friend

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. 82 on the Plan of Edge-O-Lake, Section 18-D, of record in Plat Book 5060, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to David M. Briggs by deed from Jack Williams Construction, Inc., of record in Book 8351, Page 353; and by deed from George Allied Mazer, of record in Book 5771, Page 203, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Maudie M. Briggs, wife of David M. Briggs, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

98 JAN 26 PM 2:43
DAVIDSON COUNTY, TN.

0393588
IDENTIFICATION REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The property is known as 2809 Lera Jones Drive, Antioch, TN 37013
(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 hands this the 21st day of January, 19 98

David M. Briggs by Ken Culp as his attorney in fact

Maudie M. Briggs by Ken Culp as her attorney in fact

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, the within named [redacted], 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 21st day of January, 98.

Commission expires: _____

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 acknowledged _____ to be the _____ and _____ respectively of the within named bargainor and corporation and that _____ as such _____ and _____ being authorized so to do, executed 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

State of Tennessee
County of DAVIDSON

On this the 21ST day of JANUARY, 1998, before me personally appeared KEN CULP to me known to be the person who executed the foregoing instrument in behalf of DAVID M. BRIGGS AND WIFE, MAUDIE M. BRIGGS as THEIR Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said DAVID M. BRIGGS AND WIFE, MAUDIE M. BRIGGS.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 21ST day of JANUARY, 1998.

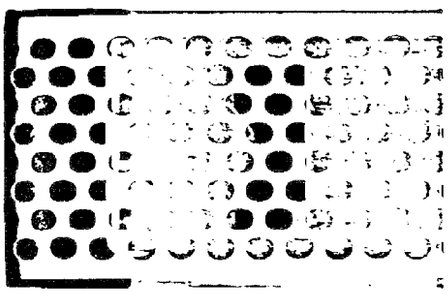
My Commission Expires:
7/25/98

Notary Public

RAND. MAZER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5792 01/26 0101 03CHECK 445-60



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

RECEIVED OF _____

FOR _____

BOOK 10768 PG 796

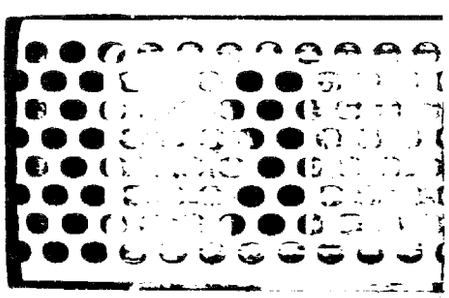
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
118000.00
CON TX 436.60
PRFEE 1.00
WDEED 8.00
TOTAL 445.60
CHECK 445.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/26/98 01 14:48 0001 5792



0393588
IDENTIF. & REFERENCE

98 JAN 26 PM 2:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1246391