Box 30

STATE OF TENNESSEE
COUNTY OF Williamson

BK 10793 PG 227

The actual consideration or value whichever is greater, for this transfer is $ 194,900.00

Subscribed and sworn to before me, this the 10 day of February 19 98

Joyce D. Carter
Affiant

My commission expires:

JOHN S. RODENBOUR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
(Affix Seal)

Notary Public

My Commission Expires November 29, 2000

WARRANTY DEED

Prepared by:	SOUTHEAST TITLE of Tennessee, Inc. 9721096 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER:	Jeffrey A. Carter	SEND TAX BILLS TO: Mortgage Portfolio Services, Inc.
	3436 Milbridge Drive	210 25th Avenue, North #500
STREET ADDRESS	Antioch, TN 37013	Nashville, TN 37203
CITY STATE ZIP		CITY STATE ZIP
MAP & PARCEL NO.	137-13-A 1	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Butler Builders, LLC

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Jeffrey A. Carter and wife, Joyce D. Carter

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 1 on the Plan of Final Plat Section One Penisula Point, a Planned Unit Developement, of record in Plat Book 9700 at page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Butler Builders, LLC, a Tennessee limited liability company by Deed of record in Book 10615 page 18, Register's office for said County.

01,003111

IDENTIFICATION REFERENCE

98 FEB 12 PM 2:26

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3436 Milbridge Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 10 day of February ,1998

Butler Builders, LLC

by: _____
JERRY BUTLER, Managing Member

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JERRY BUTLER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Managing Member of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

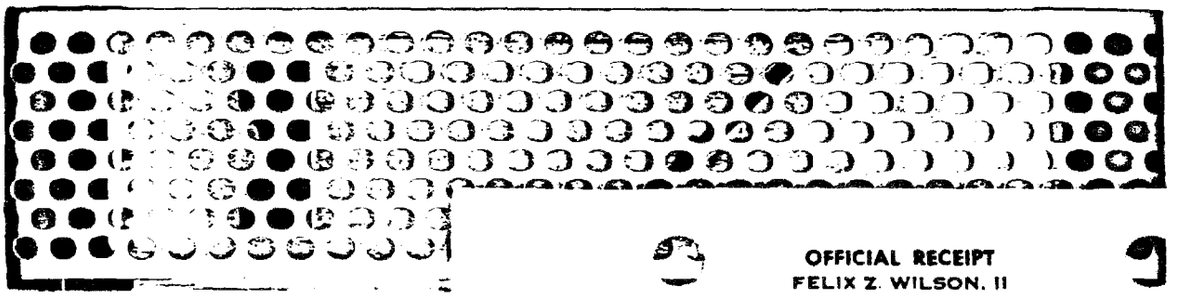
Witness my hand and official seal on February 10, 1998

My Commission Expires:

JODY S. RODENBORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires November 25, 2000

Notary Public:

2960 02/12 0101 03CHECK 730



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

RECEIVED OF _____

FOR _____

BOOK 10793 PG 229

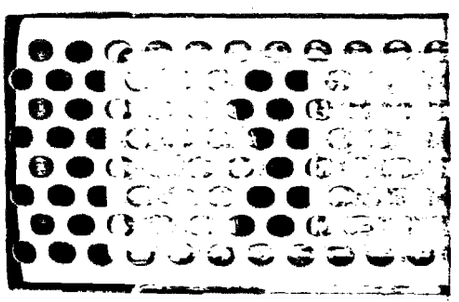
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	194900.00
CON TX	721.13
PRFEE	1.00
WDEED	8.00
TOTAL	730.13
CHECK	730.13

02/12/98 01 14:27 0001 2960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0400311
IDENTIFICATION REFERENCE

98 FEB 12 PM 2:26

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1253483