Mail

**THIS INSTRUMENT PREPARED BY:**

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Book 10818 Pg 622

The actual consideration or value, whichever is greater, for this transfer is $ 98,000.00

Heather Camille Foster
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 25th day of February 1998.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

| Address New Owner: | Send Tax Bills To: | Map & Parcel Nos. |
|---|---|---|
| HEATHER CAMILLE FOSTER<br>4906 Barella Drive<br>Antioch, Tennessee 37013 | MORTGAGE PORTFOLIO SERVICES, INC.<br>4144 N. Central Expressway #900<br>Dallas, Texas 75204 | MAP 162-3<br>PARCEL 348 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY EIGHT THOUSAND AND NO/100---------- ---------- ($ 98,000.00 ) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, EBEN FRENCH MASTIN, JR., MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto HEATHER CAMILLE FOSTER AND DENISE Y. PAGE, BOTH UNMARRIED hereinafter called the Grantee s, 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. 127 on the Plan of Haywood Hills, Section 4, of record in Plat Book 4675, page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 127 fronts 52.0 feet on the easterly margin of Barella Drive and extends back 116.28 feet on the southerly line and 152.1 feet on the northerly line, to a line on the rear on which it measures 83.40 feet.

BEING the same property conveyed to Eben F. Mastin, Jr. and wife, Jan Robinson Mastin, by deed from Thomas A. Mitchell and wife, Nancy P. Mitchell, of record in Book 6357, page 32, Register's Office for Davidson County, Tennessee; the said Eben F. Mastin, Jr. and Jan Robinson Mastin having since divorced and Jan Robinson Mastin conveyed her interest in subject property to Eben French Mastin, Jr. by Quitclaim Deed of record in Book 8816, page 944, said Register's Office; the said Eben F. (Eben French) Mastin, Jr. having since married.

LISA B. MASTIN, spouse of Eben French Mastin, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 4906 Barella Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Haywood Hills, Section 4 of record in Book 4675, page 116, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s_ himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __25th__ day of __February___, 19 98.

EBEN FRENCH MASTIN, JR.

LISA B. MASTIN

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 EBEN FRENCH MASTIN, JR. and LISA B. MASTIN, 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 this __25th_ day of __February___, 19 98.

My Commission Expires: September 29, 2001

Notary Public

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**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

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 _____ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

98 MAR -3 AM 10:42

04 07027

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

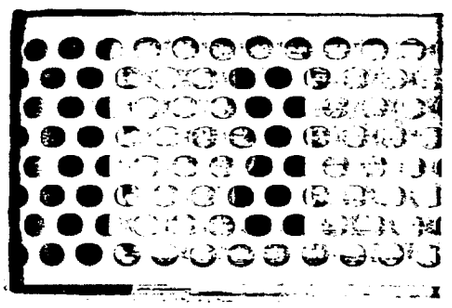
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EBEN FRENCH MASTIN, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LISA B. MASTIN, and acknowledged that he executed the same as the free act and deed of the said LISA B. MASTIN.

WITNESS my hand and seal this 25th day of February, 1998.

Notary Public

My Commission Expires: 9/29/2001

02/03/01 03:CHECK 371-60



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

RECEIVED OF _____

FOR _____

BOOK 10818 PG 624

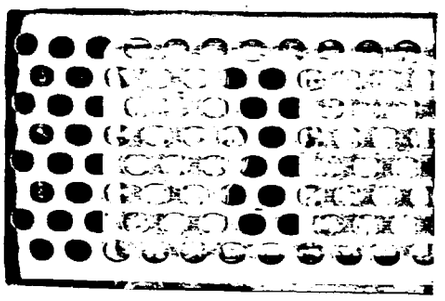
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 98000.00
CON TX 362.60
PRFEE 1.00
MREED 5.00
TOTAL 371.60
CHECK 371.60

03/03/98 01 10:10 2151 0125

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0407027
IDENTIF. & REFERENCE
98 MAR -3 AM 10:42

**No.** 1260569