BOX 1

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires Oct 9, 1999

STATE OF TENNESSEE
COUNTY OF

BOOK 10826 PG 314

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2/27/98.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Long Viet Deo	Mortgage Portfolio Services, Inc.	90-12321
(NAME)	(NAME)	
532 Foundry Drive	4144 N. Central Expressway #850	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas,Texas 75204	
(CITY) (STATE) (ZIP)	(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, **ADA L. BURCH, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LONG VIET DEO** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVDISON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Charlotte Park Annex of record in Plat Book 3700, Page 49, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tommy Burch, Sr. and wife Ada L. Burch by deed of record in Book 4206, Page 508, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Tommy Burch, Sr. having since died.

This instrument is executed on behalf of Ada L. Burch by Eugene Workman as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7396, Page 313, in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 532 Foundry 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 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.

98 MAR -6 AM 9:56

04087765

IDENTIF. + REFERENCE

Witness my/our hand(s) this 27th day of February, 1998.

Ada L. Burch

Ada L. Burch
by Eugene Workmen her attorney-in-fact

by Eugene Workmen attys in fact

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Ada L. Burch, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee this 27th day of February, 1998

Commission expires: October 9, 1999

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

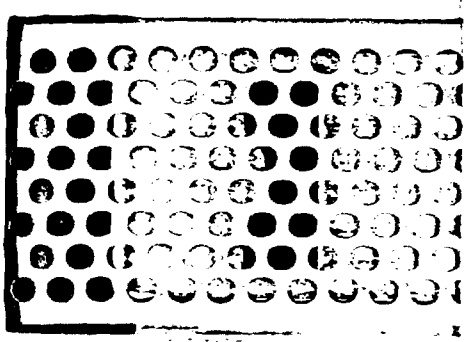
On this 27 day of February 27, 1998 before me personally appeared Eugene, the person who executed the foregoing instrument on behalf of Ada L. Burch, and acknowledged that he executed the same as the free act and deed of the said Ada L. Burch, through Power of Attorney granted him, by the said Ada L. Burch.

Lori Holloway
Notary Public

Commission Expires: 10/09/99

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

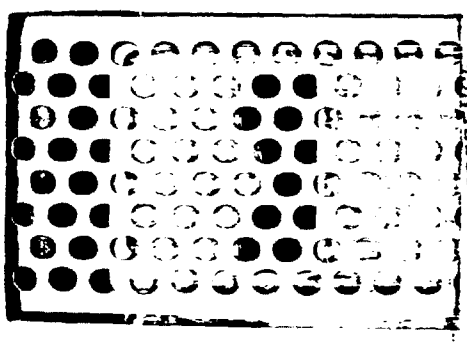
RECEIVED OF _____

FOR _____

BOOK 10826 PG 316

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



IDENTIF. ↑ REFERENCE

040865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 MAR -6 AM 9:55

03/06/98

No. 1262393