File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10832 PG 629

#15241

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID DOUGLAS HARDWICK (NAME)	MORTGAGE PORTFOLIO SERVICES, INC (NAME)	172-8
5905 Kinsdale Drive (STREET ADDRESS OR ROUTE NUMBER)	5520 LBJ Freeway, Ste. 200 (STREET ADDRESS)	3
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	6DU60246

FOR AND IN 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, JERRY R. BUCHANAN AND WIFE, ROBBIE H. BUCHANAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID DOUGLAS HARDWICK AND WIFE, CAROLYN HARDWICK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lot No. 111 on the Plan of Forest Acres Estates Section One, as of record in Plat Book 3700, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry R. Buchanan and wife, Robbie H. Buchanan by deed from Hugh O. Price, Jr. and wife, Margaret P. Price of record in Book 4941, page 426, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3874, page 704; (3) Easements of record in Book 7589, page 133; and (4) All matters appearing on the Plan of record in Plat Book 3700, page 2, said Register's Office.

98110657
RECEIVED FOR RECORD
98 MAR 11 AM 9:54
DAVIDSON COUNTY, TENN.

3992 03/11 0101 03CHECK 397.50

unimproved ( )
This is improved (XX) property, known as 5905 Kinsdale Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 27th day of February, 19 98

Jerry R. Buchanan
JERRY R. BUCHANAN

Robbie H. Buchanan
ROBBIE H. BUCHANAN

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10832 PG 630

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

JERRY R. BUCHANAN AND WIFE, ROBBIE H. BUCHANAN

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th day of February, 19 98.

My commission expires 2/23/2000 Notary Public

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State.

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the 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 at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98.

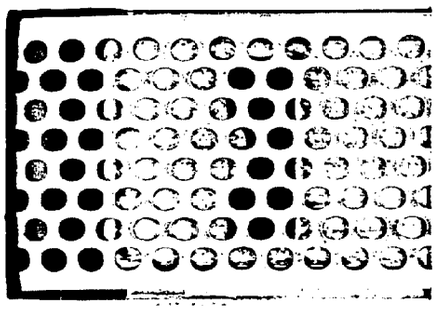
MY COMMISSION EXPIRES: 9/23/2000 Notary Public
(AFFIX SEAL)

WARRANTY DEED

FROM JERRY R. BUCHANAN AND WIFE, ROBBIE H. BUCHANAN

TO DAVID DOUGLAS HARDWICK

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____ BOOK 10832 PG 631

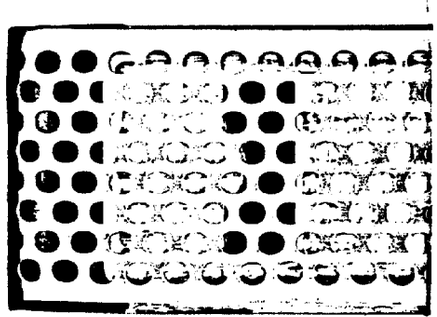
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

03/11/98 01 08:53:0001 3992

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 10657
IDENTIF. & REFERENCE
98 MAR 11 AM 9:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1264385