OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV 2852634 -

STATE OF TENNESSEE }
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

ABDULSALAM H. GUNDY
APPLICANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF MARCH, 1998

NOTARY PUBLIC

My Commission expires: 11-27-99

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN SupCt# 003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Adbulsalam H. Gundky etal	Mortgage Portfolio Services,	133-12-67
(NAME)	(NAME) Inc.	
425 Tampa Drive	5520 LBJ Freeway, Ste. 200	5DU-10106
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 100,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

An Van Phan and wife, Theu Thi Vo

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Adbulsalam H. Gundky and Shukry A. Gundky as tenants in common with the right of suvivorship

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 82** on the plan of **Windsor Park Subdivision**, as of record in **Book 3600, page 64**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 8800, page 188 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

1. 1998 property taxes are a lien against the property as of 01-01-98 but are not due and payable until 10-01-98. 1997 property taxes in the amount of $1,005.28, and back taxes, are PAID IN FULL, as listed to Map-Parcel: 133-12-67; Field Book Number: 5DU-10106; with a street address of 425 Tampa Drive, Nashville, TN 37211.

2. Restrictive Covenants of record at Book 3792, page 445, as amended at Book 3816, page 784, said Register's Office.

3. Setback lines, easements, notes and/or other limitations as shown on said plan at Book 3600, page 64, said Register's Office.

4. Avigation Easement in favor of the Metropolitan Nashville Airport Authority as of record at Book 8800, page 186, said Register's Office.

This is improved (X) property, known as 425 Tampa Drive, Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 12th day of MARCH, 19 98.

An Van Phan

Theu Thi Vo

0411598

IDENTIF. & REFERENCE

98 MAR 13 AM 8:03

PICK-UP

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

5070 03/13 0101 03CHECK 379.00

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named An Van Phan and wife, Theu Thi Vo, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 12th day of MARCH 19 98

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

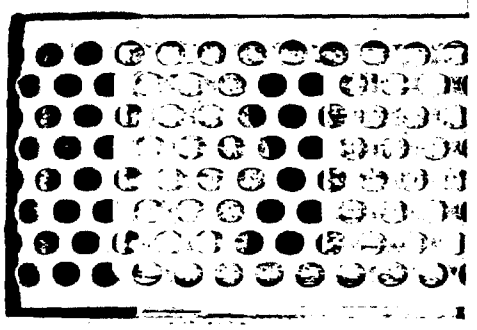
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____

Notary Public



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

RECEIVED OF _____

FOR _____

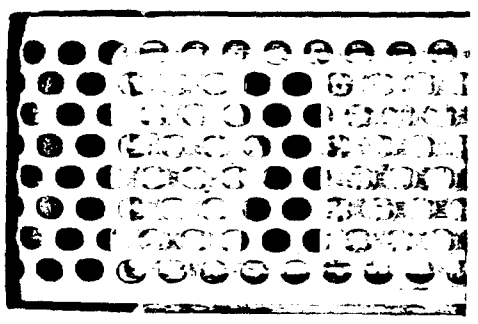
BOOK 10835 PAGE 870

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00
03/13/98 01 08:02 0001 5070

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 11598
IDENTIF. & REFERENCE

98 MAR 13 AM 8:04

No.1265448