BOOK 10861 PG 167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 163,775.00

Donna Carlene Wilburn
Affiant

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

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA CARLENE WILBURN (NAME)	MORTGAGE PORTFOLIO SERVICES, (NAME)	151-9-A-74CO
6364 PADDINGTON WAY (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	02DX-09406
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA CARLENE WILBURN

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 74, on the Plan of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, pages 829, 830, and 831, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION, by deed from Barry Construction Co., A Tennessee Corporation, of record in Book 10489, page 655, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE 1, SECTION 1, LONG HUNTER CHASE, A PLANNED UNIT DEVELOPMENT, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: Survey dated March 25, 1998, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 6364 PADDINGTON WAY, ANTIOCH, TN 37013
(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 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 27th day of March, 19 98

TODD ZEITLIN CONSTRUCTION CO., A TENNESSEE CORPORATION
By: Todd P. Zeitlin, pres
TODD P. ZEITLIN, PRESIDENT

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STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared TODD P. ZEITLIN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PRESIDENT and _____ respectively of the TODD ZEITLIN CONSTRUCTION CO. the within named bargainor, and corporation, and that he as such PRESIDENT 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 TODD P. ZEITLIN as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 27th day of March 1998.

My commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** CONTINUATION

LESLIE FLOWERS, LICENSE NO. 1659
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

98 MAR 31 AM 9:24
FELIX ZANDLER REGISTER
DAVIDSON COUNTY, TN.

04 18729
IDENTIF. & REFERENCE

2827 03/31 0101 CZCHECK 614.97

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

RECEIVED OF _____

FOR _____

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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
163775.00
CON TX 605.97
PRFEE 1.00
WDEED 8.00
TOTAL 614.97
CHECK 614.97

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/31/98 01 09:26 0001 2827

0418729
IDENTIF. & REFERENCE

98 MAR 31 AM 9:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1273096