BOOK 10867 PG 823

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36504)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen B. Townsend, Jr. (NAME)	Mortgage Portfolio Services,Inc. (NAME)	130-6-8
278 Harding Place (ADDRESS)	4144 North Central Expwy.Ste.900 (ADDRESS)	7DZ-30265
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, Texas 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, Antonio M. Granda and wife, Malinda Granda

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen B. Townsend, Jr. and wife, Donna J. Townsend

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. 6 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, Register's Office for Davidson County, Tennessee.

SAID Lot No. 6 fronts 100 feet on the northerly side of Westover Drive, now Harding Place, and runs back 210 feet to the line of Lot No. 75, which is a private park for the exclusive use of owners of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 74, 76 and 101, and shows 43.87 feet on the rear line.

BEING the same property conveyed to Antonio M. Granda by deed from E. Scott Mooney and wife, Jaina Mooney of record in Book 8854, Page 166, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

Malinda Granda, wife of Antonio M. Granda, joins in this Warranty Deed only for the purpose of conveying such marital rights if any that she may have in and to said property.

This is unimproved ( ) property. This is improved (X) property. 278 Harding Place, Nashville, TN 37205
(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 except as 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 same 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 31st day of March 19 98

Antonio M. Granda

Malinda Granda

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

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 Antonio M. Granda and wife, Malinda Granda

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and seal at Nashville Tennessee, this 31st day of March, 1998.

Commission expires: 7/25/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 within named bargainor, 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 at office at _____ on this the _____ day of _____, 19____.

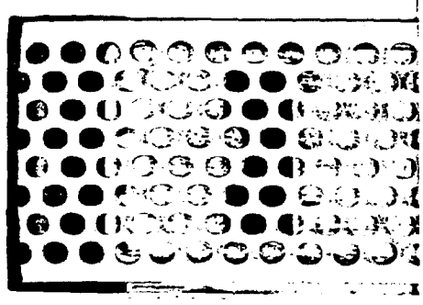
My commission expires: _____

_____
Notary Public

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

0420329
IDENTIFICATION REFERENCE
98 APR -2 AM 10:22
DAVIDSON COUNTY, TN

4493 04/02 0101 03CHECK 1267.00



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

RECEIVED OF _____

FOR _____

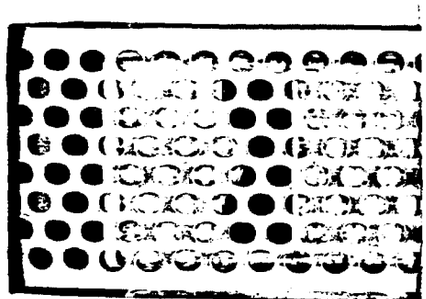
BOOK 10867 PG 825

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
340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 8.00
TOTAL 1267.00
CHECK 1267.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4493



0420329
IDENTIF. & REFERENCE

98 APR -2 AM 10:23

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1274751