PREPARED BY (AND RETURN TO):

BOOK 10893 PG 744

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39230
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley D. Kale 4408 Nebraska Ave Nashville, TN 37209	Mortgage Portfolio Services, Inc. 5520 LBJ Freeway, Suite 200 Dallas, TX 75240

TAX MAP-PARCEL NUMBERS: 103-04-180

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154100.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick C. Slay and spouse, Rosanne L. Maupin Slay,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley D. Kale, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 Block 13 on the Map of a part of Sylvan Park of record in Plat Book 332, page 104, said Register's Office.

SAID Lot No. 11 fronts 50.0 feet on the northerly margin of Nebraska Avenue, formerly 8th Avenue, and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Patrick C. Slay and Rosanne L. Maupin by deed from Wanda Gale McKnight of record in Book 9774, page 213, said Register's Office. The said Rosanne L. Maupin now being known as Rosanne L. Maupin Slay.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matter as shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 104, said Register's Office;. Mortgage Loan Inspection by John Kohl & Co., P.C., dated April 1, 1998, which discloses neighbor's wooden fence, neighbor's deck and eaves of neighbor's garage encroach onto subject property.

This is improved property, known as: 4408 Nebraska Ave, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 1998.

Patrick C. Slay

Rosanne L. Maupin Slay

State of Tennessee
County of Davidson

On this 17th day of April, 1998, before me the undersigned authority, personally appeared **Patrick C. Slay** and **Rosanne L. Maupin Slay**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154100.00

Affiant

Sworn and subscribed before me on the 17th day of April, 1998.

Notary Public

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

04277777
IDENTIF. & REFERENCE
98 APR 21 PM 3:07
FELIX A. ROLLINS REGISTER
DAVIDSON COUNTY, TN.

6485 04/21 0101 03CHECK 579.17

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10893 PG 746

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
154100.00
CON TX 570.17
PRFEE 1.00
WDEED 8.00
TOTAL 579.17
CHECK 579.17
04/21/98 01 15:08 0001 6485

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0427777
IDENTIF. # REFERENCE
98 APR 21 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282618