BK 10504 PG 593

(30x1)

WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Sandra Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4/16/98.

Angela M. Lake
Notary Public

MY COMMISSION EXPIRES: February 19, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Jackson	Mortgage Portfolio Services, Inc.	162-8-75
(NAME) 30 Benzing Road	(NAME) 4144 N. Central Expressway #850	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Dallas,Texas 75204	
(CITY) (STATE) (ZIP)	(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, **GENA MURPHY, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA JACKSON, UNMARRIED** 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. 15 on the Plan of resubdivision of Lane Estates of record in Plat Book 4860, Page 65, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Gena Murphy by deed of record in Book 8442, Page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

9773 04/28 01:01 03CHECK 330.53

This is improved (X) property, known as 30 Benzing Road, 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 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/our hand(s) this 16th day of April, 1998.

Gena Murphy
Gena Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Angela M. Lake, a Notary Public in and for said County and State, the within named Gena Murphy, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 16th day of April, 1998

Commission expires: February 19, 2002

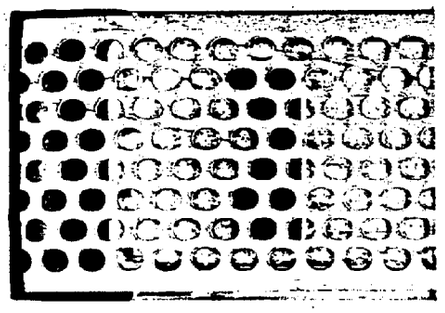
Angela M Lake
Angela M. Lake Notary Public

0430807
IDENTIFICATION & REFERENCE

98 APR 28 PM 3:57

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

My Commission Expires 2-19-2002



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

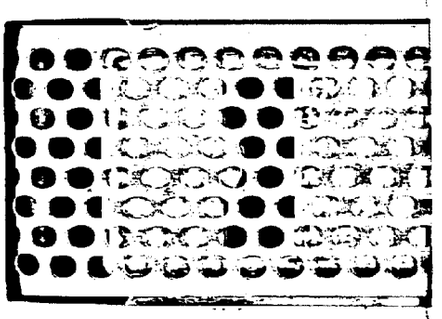
FOR _____

BOOK 10904 PG 594

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 86900.00
				CON TX 321.53
				PRFEE 1.00
				WDEED 8.00
				TOTAL 330.53
				CHECK 330.53
04/28/98	01			15:58 0001 9773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430807

IDENTIFICATION REFERENCE

98 APR 28 PM 3:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1285870