File Box 15

WARRANTY DEED

BOOK 10904 PG 670

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Edward Wooldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 19 98

Notary Public

MY COMMISSION EXPIRES April 22, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Joyner, III (NAME)	Mortgage Portfolio Services, Inc (NAME)	160-14D #32
5762 Stonebrook Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (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, Janie Christina Gregg Funderburke, a married person, and James M. Gregg, Jr., and wife, Beverly O. Gregg

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward W. Joyner, III, 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 Unit No. 5762 on the Plan of Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, of record in Book 5200, Pages 376 and 377, Register's Office for said County, and described in a Master Deed of record in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Janie Christina Gregg, unmarried, and James M. Gregg, Jr., and wife, Beverly O. Gregg, by deed from Christopher R. Kaufman and wife, Kay J. Englert Kaufman, of record in Book 9271, Page 101, Register's Office for Davidson County, Tennessee.

9790 04/28 0101 03CHECK 349.40

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

STEPHEN S. FUNDERBURKE, JR., spouse of the above named Janie Christina Gregg, joins in this conveyance for the purposes of releasing any and all rights he may have in and to the above described property, especially his marital rights.

THE said Janie Christina Gregg and Janie Christina Gregg Funderburke are one and the same person.

98 APR 28 PM 4:03

04308824

IDENTIFY A REFERENCE

unimproved ( )
This is improved (X) property, known as 5762 Stonebrook Drive, Brentwood, TN 37027
(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 our hand s this 24th day of April 19 98

Janie Christina Gregg Funderburke
Janie Christina Gregg Funderburke

James M. Gregg, Jr.
James M. Gregg, Jr.

Stephen S. Funderburke Jr.
Stephen S. Funderburke, Jr.

Beverly O. Gregg
Beverly O. Gregg

BOX 15

STATE OF TENNESSEE

BOOK 10904 PG 671

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Janie Christina Gregg*and husband, Stephen S. Funderburke, Jr. and James M. Gregg, Jr. and wife, Beverly O. Gregg

the bargainor s, with whom I am personally acquainted or proved to me on 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 Nashville, Tennessee, this 24th day of April 1998.

Commission expires April 22, 2001

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(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, 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

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

* Funderburke

Warranty Deed from Janie Christina Gregg and husband, Stephen S. Funderburke, Jr. and James M. Gregg, Jr. and wife, Beverly O. Gregg, to Edward W. Joyner, III.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

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

RECEIVED OF _____

FOR _____

BOOK 10904 PG 672

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
			04/28/98 01	16:05 0001 9790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0430824
IDENTIFICATION REFERENCE
98 APR 28 PM 4:03
REGISTER
DAVIDSON COUNTY, TN.

No. 1285887