BOOK 10915 PG 861

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #98-4-79-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Mustafa AL-Mosawi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MUSTAFA N. AL-MOSAWI (NAME)	MORTGAGE PORTFOLIO SERVICES, INC. (NAME)	MAP 075-05
228 Bonnavue Drive (ADDRESS)	5520 LBJ Freeway, Ste. 200 (ADDRESS)	PARCEL 101
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (CITY) (STATE) (ZIP)	FB #04D-92235

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, RICHARD G. BORNTRAEGER, JR., AND WIFE, HEATHER H. BORNTRAEGER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MUSTAFA N. AL-MOSAW, MARRIED, AND AOEEL AL BOTABIO, 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. 3 on the Plan of Section One, Hermitage Place, of record in Book 6900, Page 206, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal.

BEING the same property conveyed to Richard G. Borntraeger, Jr., and wife, Heather H. Borntraeger, and William E. Houston, a married man, as Joint Tenants with the right of survivorship, by Deed from Lee Ann H. Bornmann and husband, Henry B. Drake, of record in Book 10228, Page 74, Register's Office for Davidson County, Tennessee. The property was further conveyed to Richard G. Borntraeger, Jr., and wife, Heather H. Borntraeger, by Quitclaim Deed from William E. Houston and wife, Patricia I. Houston, of record in Book 10727, Page 345, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 7893, Page 636, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 228 Bonnavue Drive, Hermitage, TN 37076
(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 30th day of April, 1998

Richard G. Borntraeger, Jr.
RICHARD G. BORNTRAEGER, JR.

Heather H. Borntraeger
HEATHER H. BORNTRAEGER

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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 RICHARD G. BORNTRAEGER, JR., AND WIFE, HEATHER H. BORNTRAEGER

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 Brentwood, Tennessee, this 30th day of April 19 98.

Commission expires July 24, 1999

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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

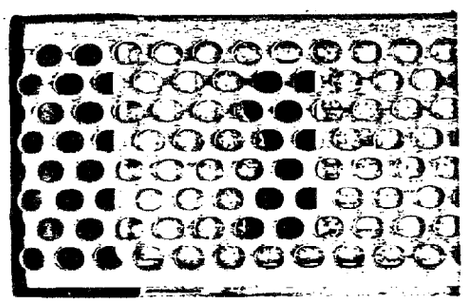
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0433671
IDENTIFICATION REFERENCE
98 MAY -5 PM 12:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2771 05/05 0101 03CHECK 390.



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

RECEIVED OF _____

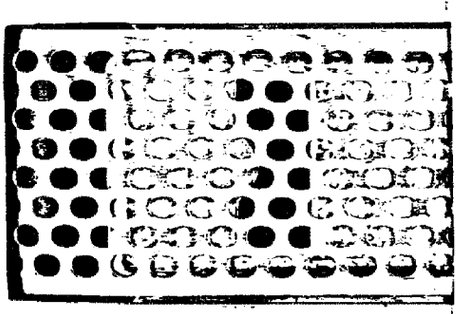
FOR _____

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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	103000.00
			CON TX	381.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	390.10
			CHECK	390.10
05/05/98	01		12:47 0001	2771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0433671
IDENTIF. # REFERENCE

98 MAY -5 PM 12:45
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288832