FILE BOX 45

BOOK 10946 PG 764

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah Lawler (NAME)	Mortgage Portfolio Services, (NAME)	MAP 41-8
1175 Old Hickory Blvd. (ADDRESS)	4144 N. Central Expwy., Ste. 900 (ADDRESS)	PARCEL 40
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 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. Jimmy F. Sawyers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Isaiah Lawler and wife, Barbara Lawler

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 a certain tract of land in the 10th Civil District of said County, and described as follows:

Beginning at a point approximately 1282 feet from the center of U.S. Highway 11 and on the southerly side of Old Hickory Boulevard; thence in a sourtherly direction 311.3 feet to a point; thence in a westerly direction 164 feet to a point; thence in a northerly direction 359.1 feet to a point on Old Hickory Boulevard; thence in an easterly direction 136 feet to the point of beginning.

BEING the same property conveyed to Jimmy F. Sawyers, unmarried by Quitclaim Deed from Mildred Sawyers, unmarried, of record in Book 10301, Page 776, Register's Office for said County.

98 MAY 27 PM 12:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04421 19

unimproved ( )
This is improved (X) property, known as 1175 Old Hickory Boulevard, Nashvillle, TN 37207
(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 my hand this 22nd day of May, 19 98

Jimmy F. Sawyers

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Book 10946 Page 765

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy F. Sawyers, unmarried

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 official seal at Nashville, Tennessee, this 22nd day of May 19 98

Commission expires March 24, 2001

Notary Public

PATRICIA A. NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF

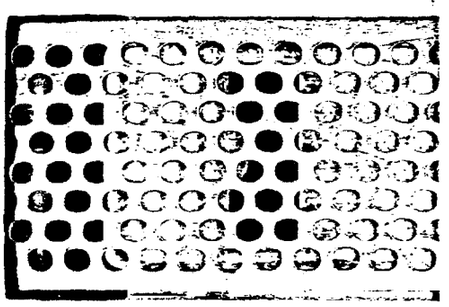
Before me, ____, Notary Public within and for the State and County aforesaid, personally appeared ____ and ____, with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ 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

2039 15:27 0101 03CHECK 425.19



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

RECEIVED OF _____

FOR _____

BOOK 10946 PG 766

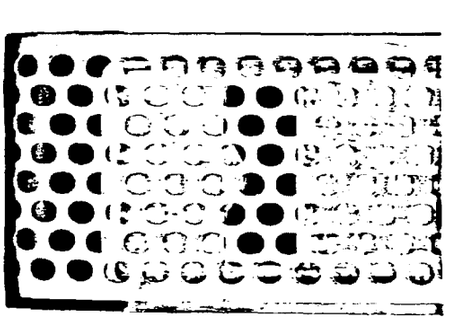
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
128700.00
CON TX 476.19
PRFEE 1.00
WDEED 8.00
TOTAL 485.19
CHECK 485.19

05/27/98 01 12:03 0001 2089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0442419
IDENTIF. & REFERENCE

98 MAY 27 PM 12:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1298050