BOOK 10948 PG 801

**WARRANTY DEED**

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36727)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 124,000.00

Rebecca Spires
Affiant

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

SATURN & MAZER TITLE SERVICES NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David C. Spires | Mortgage Portfolio Services,Inc. | 90-11-48 |
| (NAME) | (NAME) | |
| 634 American Road | 210 25th Avenue North #500 | 8DA-30590 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville, TN 37203 | |
| (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, Robert D. Mayberry and wife, Joyce Annette Mayberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Spires and wife, Rebecca M. Spires

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:

Being Lot No. 54 on the Plan of Charlotte Park, Section I, as of record in Book 2663, Pages 2-6 inclusive, Register's Office for said County.

Said lot fronts 65 feet on the northerly side of American Road and runs back 160.7 feet on the easterly line and 147.7 feet on the westerly line to a deaad line in the rear on which it measures 90 feet.

BEING the same property conveyed to Robert D. Mayberry and wife, Joyce Annette Mayberry by deed from Alonzo Littleton West, Jr. and wife, Anita Louise West of record in Book 3578, Page 361, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 MAY 28 AM 11:22
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 042902

unimproved ( )
This is improved ( X ) property, known as 634 American Road, Nashville, TN 37209
(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 22nd day of May, 19 98

X Robert D. Mayberry
Robert D. Mayberry

X Joyce Annette Mayberry
Joyce Annette Mayberry

35 TAX CHECK 467

BOOK 10948 PG 802

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 Robert D. Mayberry and wife, Joyce Annette Mayberry

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 22nd day of May, 19 88.

Commission expires 7/25/88

Notary Public

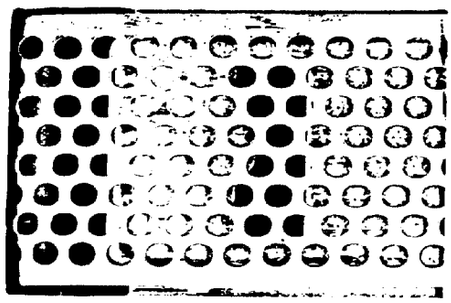
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10948 PG 803

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

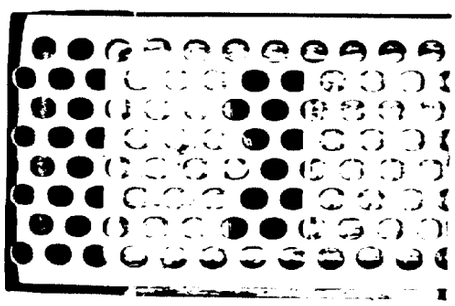
| | |
|---|---|
| CAMT | |
| | 124000.00 |
| CON TX | 456.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 465.80 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 465.80

28 98 01 11:24 0001 2599

0442902
IDENTIF. & REFERENCE

98 MAY 28 AM 11:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



**No.** 1298554