WARRANTY DEED

10949:464

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal G. Morphis (NAME)	Mortgage Portfolio Services, Inc (NAME)	MAP 72-11
2003 Riverside Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCELS 444 & 445
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (CITY) (STATE) (ZIP)	15DZ35130 and 15DZ35125

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, Mark Edward Dickerson and Kevin O'Neil Miehlke, both being unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal G. Morphis and Charlotte A. Hunter, both being 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:

Being Lots Nos. 8 and 9 on the Plan of Riverside Drive Subdivision as of record in Plat Book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mark Edward Dickerson and Kevin O'Neil Miehlke by deed from Roger D. Williams and wife, Gail L. Williams, of record in Book 6388, Page 980, Register's Office for said County.

0443058
IDENTIF. & REFERENCE
98 MAY 28 PM 2:06
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2003 Riverside Drive, Nashville, TN 37216
(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

Mark Edward Dickerson
Mark Edward Dickerson

Kevin O'Neil Miehlke
Kevin O'Neil Miehlke

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 Mark Edward Dickerson and Kevin O'Neil Miehlke

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 Goodlettsville, Tennessee, this 22nd day of May 1998.

Commission expires 11-27-99

Notary Public

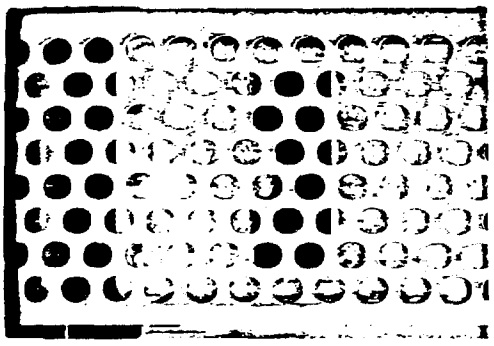
STATE OF TENNESSEE
COUNTY OF

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 _____

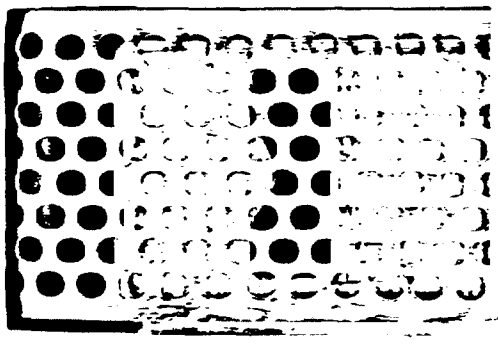
Book 10949 Pg 466

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DEED TX $44.00
PRFEE $1.00
MTGEE $4.00
TOTAL $51.00
CHECK $51.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0443058
IDENTIF. ↑ REFERENCE

98 MAY 28 PM 2:06

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

No. 1298715