BOOK 10953 PG 484

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:]	MAP-PARCEL NOS.]
[Roger N. Phy]	Mortgage Portfolio Services, Inc.]	MAP and PARCEL]
[Patricia Ann Mangrum]	Attn: Tax Dept.]	]
[~~241 Westfield Drive~~ 549 Hickory Trail Dr.]	5520 LBJ Freeway, Ste. 200]	128-13 A 241]
[~~Nashville, TN 37221~~ Nashville TN 37209]	Dallas, TX 75240]	]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gerald Bryan Jones and Melanie B. Jones, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Roger N. Phy and Patricia Ann Mangrum, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 241 on the Plan of Westfield Condominiums, (formerly The Hamlet), a horizontal property regime, as of record in Book 6250, Page 590 revised in Book 6250, Page 748, as further shown and described in an amended document of record in Book 6831, Page 982, all in the Register's Office for said County, to which plat and record reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gerald Bryan Jones, unmarried, by deed from Mary D. Marlin, unmarried, of record in Book 9685, Page 654, Register's Office for Davidson County, Tennessee.

This is property with a common address of 241 Westfield Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of record (Exhibit "D" of the hereinbelow referenced Master Deed) in Book 6831, Page 982, said Register's Office, and the Plat for The Hamlet Condominiums of record in Book 6250, Page 590, and first revision of record in Book 6250, Page 748, both in said Register's Office, and all matters in said documents; 3) Restrictive Covenants of record in Book 6551, Page 989, said Register's Office; 4) By-Laws of record in Book 6678, Page 802, said Register's Office; 5) Master Deed of record in Book 6678, Page 771, amended in Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, and in Book 7271, Page 256, said Register's Office; 6) Charter of the Westfield Condos of record in Book 6746, Page 677, said Register's Office; 7) Easement of record in Book 4851, Page 918, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this transfer is $85,500.00]

Roger N. Phy
Patricia Ann Mangrum
Affiant

[Subscribed and sworn before me this 29th day of May, 1998.]

Notary Public

[My Commission Expires: 3/23/2002]

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **29th** day of **May, 1998**.

Gerald Bryan Jones

Melanie B. Jones

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Robertson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Gerald Bryan Jones and Melanie B. Jones, husband and wife** , with whom I am personally acquainted, or who 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 office this **29th** day of **May, 1998**.

Notary Public
My Commission Expires: 3/23/2002

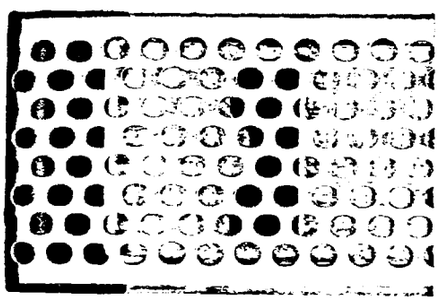
File No. 9805-096

044354
IDENTIFICATION REFERENCE

98 JUN -1 AM 10:09

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3587 06/01 01:01 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 10953 PG 486

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

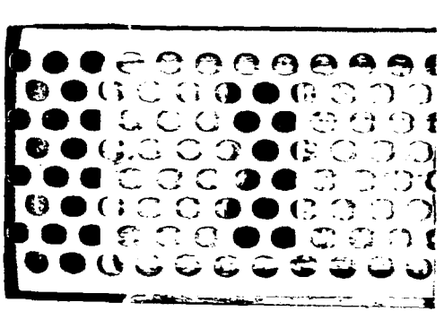
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85500.00
CON TX 316.35
PRFEE 1.00
WDEED 8.00
TOTAL 325.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CHECK 325.35

06/01/98 01 10:11 0001 3587



0443854
IDENTIF. & REFERENCE

98 JUN -1 AM 10:09

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

No. 1299527