BOOK 10958 PG 193

Box 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $259,000.00 Jennifer L. Gilbert **AFFIANT** Subscribed and sworn to before me, this 1st day of June, 1998. Notary Public My Commission Expires: 11-2-99

Address New Owners As Follows: **Send Tax Bills To:** **Map-Parcel Number:**

Jennifer L. Gilbert
2706 West Linden Ave.
Nashville, TN 37212

Mortgage Portfolio Services, Inc.
5520 LBJ Freeway, Suite 200
Dallas, TX 75240

104-15-135

WARRANTY DEED 4913 06/02 0101 03CHECK 967.30

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE MYERS, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JENNIFER L. GILBERT** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 11 on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said portion of Lot No. 1 fronts 50 feet on the northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 163.25 feet on the westerly line and 163.1 feet on the easterly line, to aa dead line on the rear, measuring 50 feet thereon.

Being the same property conveyed to Michelle Myers by deed Melanie Lutenbacher, unmarried, of record in Book 9835, page 930, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 332, page 132, Register's Office for said County.

This is improved property known as 2706 West Linden Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, pestate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 hands this 1st day of June, 1998.

Michelle Myers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHELLE MYERS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of June, 1998.

Notary Public

NOTARY PUBLIC AT LARGE

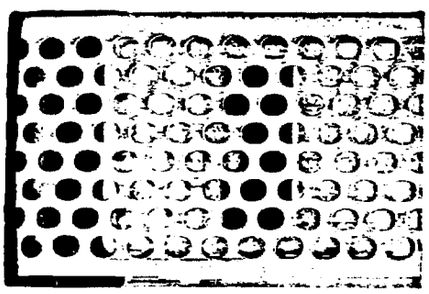
My Commission Expires: 11/27/99

98 JUN -2 PM 3:57

01145092

DOCUMENT # REFERENCE

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



RECEIVED OF _____

FOR _____

BOOK 10958 PG 195

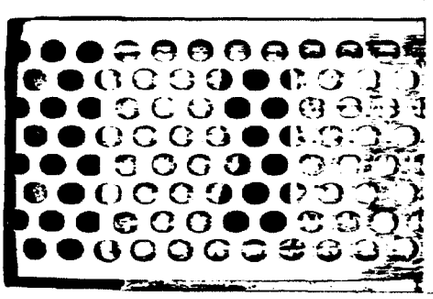
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 259000.00
CON TX 958.30
PRFEE 1.00
WDEED 8.00
TOTAL 967.30
CHECK 967.30

06/02/98 01 16:00 0001 4913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445092
IDENTIF. & REFERENCE
98 JUN -2 PM 3:57
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1300843