BOOK 10996 PAGE 730

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36831)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 98

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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
Matthew L. Gedeon (NAME)	Mortgage Portfolio Services,Inc. (NAME)	9-55
7819 Ridgewood Road (ADDRESS)	210 25th Avenue North #500 (ADDRESS)	14D-30250
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Larry E. Nicks and Wilmer E. Nicks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew L. Gedeon and wife, Janet Lea Gedeon

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 the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, April 5, 1959, as follows:
Beginning in the center of Cotton Patch Road, south 44 degrees 35' east 178.5 feet, south 37 degrees east 197 feet and south 14 degrees east 184.8 feet from the southeasterly corner of the property conveyed to William T. Williams, Jr., and wife, by deed from L.F. Durocher, Jr., and wife, of record in Book 2535, Page 21, Register's Office for said County; thence with the center of said Road, south 14 degrees east 210 feet; thence south 66 degrees 30' west 1070.0 feet; thence north 3 degrees east 229 feet; thence north 66 degrees 30' east 1003.7 feet to the beginning, containing 4.88 acres, more or less.

BEING the same property conveyed to Larry E. Nicks and Wilmer E. Nicks and wife, Jeanette H. Hicks, joint tenants, by deed from Clinton Allred and wife, Betty S. Allred of record in Book 7322, Page 255, Register's Office for Davidson County, Tennessee.
The foregoing is the same legal description as appears in the previous deed of record.
The said Jeanette H. Hicks has since died.

unimproved ( )
This is improved (X) property, known as 7819 Ridgewood Road, Goodlettsville, TN 37072
(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 24th day of June, 19 98

X Larry E. Nicks by Wilmer E. Nicks Atty
Larry E. Nicks by Wilmer E. Nicks as atty. in fact

X Wilmer E. Nicks
Wilmer E. Nicks

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 ~~Larry E. Nicks and~~ Wilmer E. Nicks

the bargainor ~~XX~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE ~~XXXX~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of June 1998.

Commission expires 5/26/02

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

State of Tennessee
County of DAVIDSON

On this the 24TH day of JUNE, 1998, before me personally appeared WILMER E. NICKS to me known to be the person who executed the foregoing instrument in behalf of LARRY E. NICKS as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said LARRY E. NICKS.

Witness my hand and official seal at NASHVILLE TENNESSEE, this the 24TH day of JUNE, 1998.

My Commission Expires:
5/26/02

Notary Public

0456334
IDENTIF. & REFERENCE

98 JUN 29 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7048 06/29 0101 03CHECK 530.33

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 732

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 140900.00

CON TX 521.33

PRFEE 1.00

WDEED 8.00

TOTAL 530.33

CHECK 530.33

06/29/98 01 14:49 0001 7048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456334

IDENTIF. & REFERENCE

98 JUN 29 PM 2:49

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312841