WARRANTY DEED

BOOK 11005 PAGE 139

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~68,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 98

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN ~~37203~~

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED L. HORTON (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	91-7-312
5301 MICHIGAN AVENUE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	12W-14015
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED L. HORTON AND ROSALYN D. HORTON, HUSBAND AND WIFE

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 DAVIDSON County, Tennessee, being Lot Nos. 1202 and 1204, Block 179, on the NO. 1 PLAN OF WEST NASHVILLE, of record in Book 57, pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

SAID Lot Nos. 1202 and 1204 adjoin and front together 60 feet on the southerly margin of Michigan Avenue and extend back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to C & B PROPERTIES, by Quitclaim Deed from James Bellar and wife, Joann Bellar and Teresa J. ~~Will~~iams and husband, Walter R. WILLIAMS, of record in Book 8395, page 145, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated June 4, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5301 MICHIGAN AVE., 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 my hand this 30th day of June 19 98

C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

By:

N. T. CLINTON, PARTNER

BOOK 11005 PAGE 140

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared N. T. CLINTON and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the PARTNER and _____ respectively of the C & B PROPERTIES the within named bargainor, and corporation, and that he as such PARTNER 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 N. T. CLINTON as such PARTNER, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 30th day of June 19 98.

My commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** CONTINUATION

Nashville, TN 37203

9296 07/02 0101 03CHECK 262.60

98 JUL -2 PM 3:56

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

04584489

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

RECEIVED OF _____

FOR _____

BOOK 11005 PAGE 141

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	262.60
CHECK	262.60

07/02/98 01 15:56 0001 9296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458489
IDENTIF. # REFERENCE

98 JUL -2 PM 3:56

CLERK & MASTER REGISTER
DAVIDSON COUNTY, TN.

No. 1315064