ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gary Dale Brown &	Mortgage Portfolio Services,	
Rosemary W. Stephenson	Inc.	Map 61-16
1311 McAlpine Avenue	4144 N. Central Expressway	Parcel 101
Nashville, TN 37211	Dallas, TX 75204	

This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-06-6081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Lisa M. Chapman, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Gary Dale Brown and Rosemary W. Stephenson (The "Grantees"), their heirs 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 the south part of the west part of Lot 45 on the Map of Kennedy and Graves Subdivision of Blocks C & D, Monte Vista, of record in Book 843, page 14, said Register's Office.

Said part of Lot runs 54 feet in the center line of McAlpine Avenue and runs back between lines as measured from center line of said Avenue 288.5 feet more or less on the west line and 289.6 feet more or less on the east line to a dead line in the rear on which it measures 79.2 feet.

Being the same property conveyed to Lisa M. Chapman, unmarried by Quitclaim Deed from Eckhardt Realty Corporation, Trustee for the 1311 McAlpine Land Trust, of record in Book 10879, page 521, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1311 McAlpine Avenue, Nashville, TN 37216.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $117,000.00.

Affiant

Subscribed and sworn to before me this 13th day of July, 1998.

Notary Public

My Commission Expires: 11-24-2001

98 JUL 16 PM 2:42

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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, their heirs and assigns, forever.

4479 07/16 0101 03CHECK 443.90

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of July, 1998.

Lisa M. Chapman

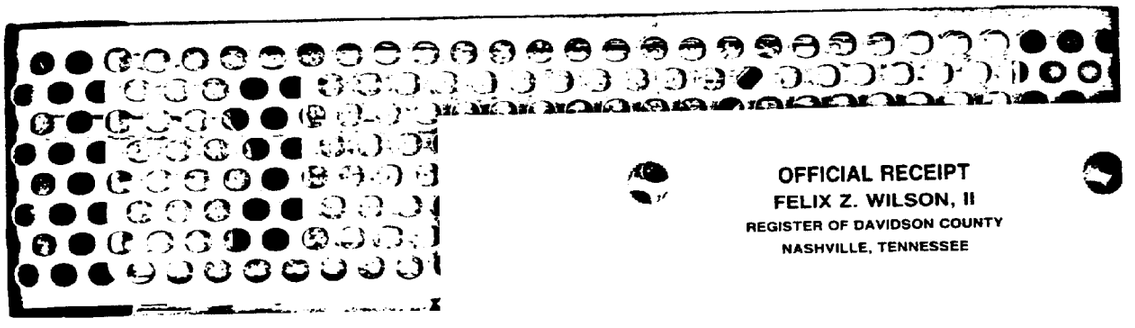
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa M. Chapman, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of July, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001



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

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 518

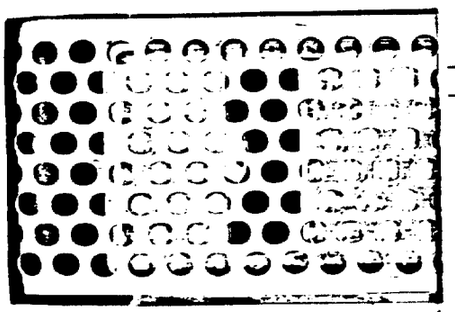
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
117000.00
CON TX 432.90
PRFEE 1.00
WDEED 8.00
CFEE 2.00
BANK 443.90
CHECK 443.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/16/98 01 14:15 0001 4479



0463111
IDENTIFICATION REFERENCE

98 JUL 16 PM 2:12

REGISTER
DAVIDSON COUNTY, TN.

No. 1320168