BOOK 11036 PAGE 310 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: 3/25/2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy L. Morgan (NAME)	Mortgage Portfolio Services, (NAME)	MAP 52-1-A
127 Coventry Woods Drive (ADDRESS)	4144 N. Central Expwy., Ste. 900 (ADDRESS)	PARCEL 127CO
Madison, TN 37115 (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, Smith Realty Interests, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy L. Morgan, unmarried

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:

BEING Unit 127, on the Plan of Coventry Woods, Phase 1, of record in Plat Book 6200, Page 200, and more specifically set out in Exhibit A of record in Book 6966, Page 370, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Smith Realty Interest, L. P. by Successor Trustee's Deed from Lea W. Stouffer, Successor Trustee, of record in Book 10979, Page 558, Register's Office for said County.

This conveyance is subject to Restrictive Covenants, Master Deed, and By-Laws of record in Book 6966, Page 333, Register's Office for said County.

98 JUL 27 PM 1:57
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0467117

unimproved ( )
This is improved (X) property, known as 127 Coventry Woods Drive, Madison, TN 37115
(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 24th day of July 19 98

Smith Realty Interests, L.P.
By: President

FILE BOX 45

STATE OF TENNESSEE BOOK 11036 PAGE 311
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 _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Smith Realty Interests, L.P. the within named bargainor, ~~a corporation~~, and that he 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 _____.

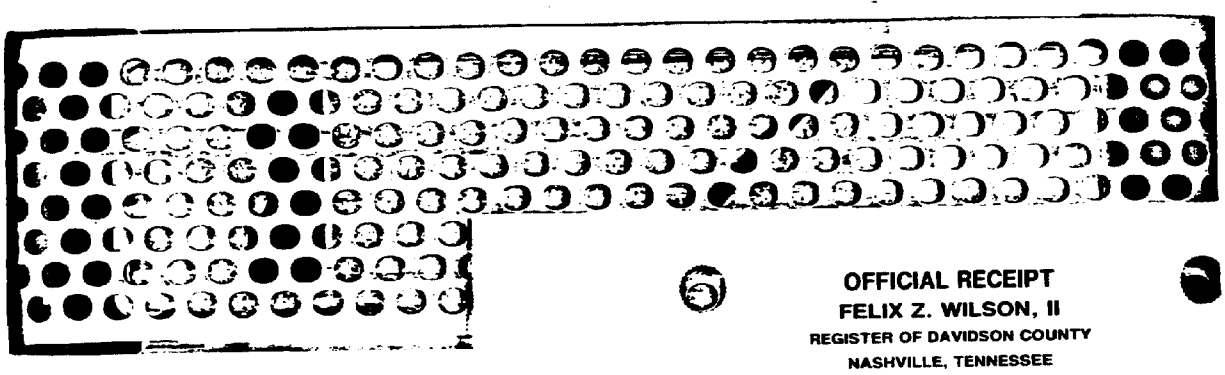
Witness my hand and official seal at office at Nashville, TN on this the 24th day of July 19 98.

My commission expires 5/25/2000

_____
Notary Public

ANITA LESTER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

8563 07/27 0101 03CHECK 234.85



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

RECEIVED OF _____

FOR _____

BOOK 11036 PAGE 312

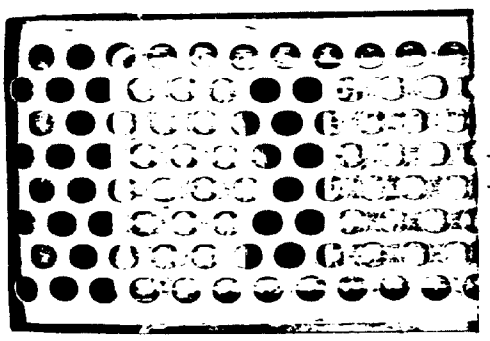
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 60500.00
CON TX 223.85
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 234.85
CHECK 234.85

07/27/98 01 13:58 0001 856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0467117
IDENTIF. & REFERENCE
98 JUL 27 PM 1:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 132419