WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36884)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC 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
Kenny Deth Chanchampa (NAME)	Mortgage Portfolio Services, Inc (NAME)	162-3-361
4952 Algonquin Trail (ADDRESS)	5520 LBJ Freeway, Ste. 200 (ADDRESS)	5DU-53412
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (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, Donald Eugene Nicholson and wife, Michelle Seay Nicholson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenny Deth Chanchampa and wife, Sack Chanchampa

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 No. 81, Haywood Hills, Section 5, of record in Book 4675, Page 143, Register's Office for said County, to which reference is made for a more complete description.

Together with an easement for ingress, egress and maintenance as described by instrument of record in Book 7589, Page 350, said Register's Office.

BEING the same property conveyed to Donald Eugene Nicholson and wife, Michelle Seay Nicholson by deed from William E. Bennett, Sr. and wife, Sandra Bennett of record in Book 7589, Page 352, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

98 AUG -3 AM 10:19
ELIZA J. NELSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

046967.1

unimproved ( )
This is improved (X) property, known as 4952 Algonquin Trail, Antioch, TN 37013
(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 28th day of July, 19 98

Donald Eugene Nicholson

Michelle Seay Nicholson

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 Donald Eugene Nicholson and wife, Michelle Seay Nicholson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 98.

Commission expires 5/20/02

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

1277 08/03 0101 03CHECK 353.25

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

RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 558

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 353.25
CHECK 353.25

08/03/98 01 10:20 0001 1277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0469671
IDENTIF. # REFERENCE

98 AUG -3 AM 10:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326889