WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36883)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARL C. VICTOR NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 27, 1999

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Floyd Lee Marston, III (NAME)	Mortgage Portfolio Services, Inc. (NAME)	MAP 142-9-E
1338 General George Patton (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 124
Nashville, Tennessee (CITY) (STATE) (ZIP)	Dallas, Texas 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 J. Beazley and wife, Joyce C. Beazley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Floyd Lee Marston, III and wife, Julia M. Marston

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 Unit No. 1338, together with the Carport designated No1. 1338-C, of River Plantation Condominiums, Section 7, Phase 1, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6226, page 9, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said unit as set forth in said Master Deed reference is herby made to the plat of River Plantation Condominiums, as of record in Book 5200, pages 705 and 706 and amended in Book 6392, page 321, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Donald J. Beazley and wife, Joyce C. Beazley, by deed from Marvin L. Rosenfarb and wife, Barbara S. Rosenfarb, of record in Book 10142, page 64, and re-recorded in Book 10182, page 330, Register's Office of Davidson County, Tennessee.

This conveyence is subject to 1998 Davidson County Taxes and any subsequent years; By-Laws of record in Book 6226, page 18; Easement to TVA in Book 2274,

CONTINUED

unimproved ( )
This is improved (X) property, known as 1338 General George Patton, Nashville, Tennessee
(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 31st day of July, 19 98

Donald J. Beazley

Joyce C. Beazley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald J. Beazley and wife, Joyce C. Beazley

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 Brentwood, Tennessee, this 31st day of July, 1998.

Commission expires 3/21/2001

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

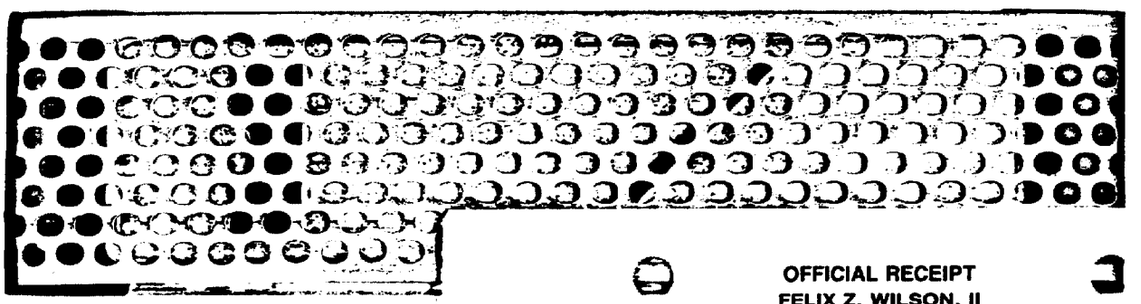
LEGAL DESCRIPTION CONTINUATION

page 547; Easements to Harpeth Valley District in Book 3770, Page 6; Subject to all matteres shown on the Plan of record in Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, all in the Register's Office for Davidson County, Tennessee.

1294 08/03 0101 03CHECK 565.63

98 AUG -3 AM 10:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0469688



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

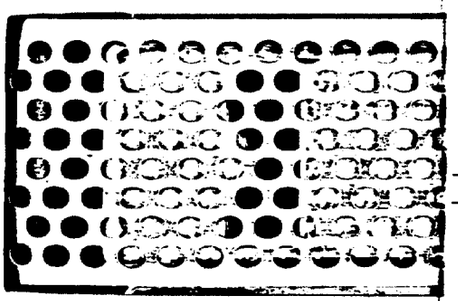
RECEIVED OF _____

FOR _____

BOOK 11046 PAGE 646

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 149900.00
CON TX 554.63
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 565.63
CHECK 565.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/98 01 10:36 0001 1294

0469688
IDENTIF. # REFERENCE

98 AUG -3 AM 10:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326903