WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 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 NUMBER(S)
STANLEY H. SMITH, JR. (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	155-15-A-84CO
5040 STONEMEADE DRIVE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	09D-81415
NASHVILLE, TN 37221 (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, GLENN L. CUMMINGS AND WIFE, JOYCE CUMMINGS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STANLEY H. SMITH, JR. AND LEANNE W. SMITH, 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 No. 84, on the Plan of STONEMEADE, SECTION I, of record in Book 6900, page 800 and 801, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to GLENN L. CUMMINGS AND SPOUSE, JOYCE CUMMINGS, by deed from Stephen P. C. Port and spouse, Georgia Anne Port, of record in Book 9747, page 335, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of STONEMEADE, SECTION I, as said areas are set forth and defined in Restrictions of record in Book 7701, page 290; Book 8810, page 840; and Book 8349, page 43; By-Laws of record in Book 7701, page 331 and Book 8517, page 992; and Charter of record in Book 7920, page 728; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

This instrument is executed on behalf of JOYCE M. CUMMINGS, by GLENN L. CUMMINGS, as her Attorney-in-Fact, pursuant to a Power of Attorney which

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5040 STONEMEADE DRIVE, NASHVILLE, TN 37221
(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 14th day of August 19 98

Glenn L Cummings
GLENN L. CUMMINGS

JOYCE CUMMINGS
By: Joyce Cummings by Glenn L Cummings
GLENN L. CUMMINGS, ATTORNEY-IN-FACT

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 GLENN L. CUMMINGS

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 14th day of August, 19 98

Commission expires May 27, 2001

I. DYKE TATUM, Notary Public

***** CONTINUATION**

is being placed of record with this instrument.

JOYCE M. CUMMINGS AND JOYCE CUMMINGS ARE ONE IN THE SAME PERSON.

SOURCE OF DESCRIPTION: Survey dated July 14, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 GLENN L. CUMMINGS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JOYCE CUMMINGS, as her Attorney-in-Fact, as the free act and deed of the within named JOYCE CUMMINGS.

WITNESS my hand and official seal at Nashville, Tennessee, this 14TH day of AUGUST, 1998.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

0476455
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11070 PAGE 739

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
			CAPT	
				162000.00
			CON TX	599.40
			PRFEE	1.00
			WDEED	6.00
			OFEE	2.00
			TOTAL	610.40
			CHECK	610.40

98 AUG 18 PM 12:48 12:48 0001 256T

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476455
IDENTIF. ↑ REFERENCE

98 AUG 18 PM 12:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334120