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THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,900.00

Affiant

Subscribed and sworn to before me, this 14th day of August 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KATHLEEN D. TYSON 911 Patio Drive Nashville, Tennessee 37214	MORTGAGE PORTFOLIO SERVICES, INC 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 108-7A PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND NINE HUNDRED AND NO/100---------- ($ 57,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, BRYAN E. PIEPER, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KATHLEEN D. TYSON AND JACQUELINE R. BROWNE, BOTH 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 Lot No. 30, Unit No. 23, in a Horizontal Property Regime as shown on the condominium site plan of Phase 1 of Sections One and Two, Patio Villa, as of record in Book 5200, page 458, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Bryan E. Pieper by deed from Bruce C. Pieper and wife, Sally Phillips Pieper, of record in Book 9733, page 800, Register's Office for Davidson County, Tennessee.

CATHERINE McTAMANEY, spouse of Bryan E. Pieper, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

98 AUG 19 AM 11:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0476850

This is improved property known as 911 Patio Drive, Nashville, Tennessee 37214

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Patio Villa, Phase 1 of Section One and Two of record in Book 5200, page 458, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of August, 19 98.

Bryan E. Pieper
BRYAN E. PIEPER

Catherine McTamaney by
Bryan E. Pieper as attorney-in-fact

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 BRYAN E. PIEPER, MARRIED, 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 this 14th day of August, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for said County and State, personally appeared Bryan E. Pieper, to me known to be the person who executed the foregoing instrument in behalf of Catherine McTamaney and acknowledged that he executed the same as the free act and deed of the said Catherine McTamaney.

WITNESS my hand and seal this 14th day of August, 1998.

Notary Public

My commission expires: 9/29/2001

MITCHELL A. NOTARY PUBLIC AT LARGE DAVIDSON

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

RECEIVED OF _____

FOR _____

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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

DAMT 57500.00
CON TX 21.15
PRFEE 1.00
WDEED 6.00
OFEE 2.50
TOTAL 225.15
CHECK 225.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0476850
IDENTIF. & REFERENCE
98 AUG 19 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334524