WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,252.00

Dorothy U. Fertitta
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th 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 NUMBERS
JOSEPH D. FERTITTA	MORTGAGE PORTFOLIO SERVICES	62-2-A-212CO
(NAME)	(NAME)	
2786 RIVERBEND DRIVE	4144 N. CENTRAL EXPRESSWAY, #900	03DX-00323
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	DALLAS, TX 75204	
(CITY) (STATE) (ZIP)	(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, DIANNE K. MITCHELL-McKAY and husband, GLEN W. McKAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH D. FERTITTA AND DOROTHY U. FERTITTA, 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. 335, on the Plan of RIVER TRACE ESTATES, PHASE 1, SECTION 3, of record in Plat Book 6900, page 615, 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 DIANNE K. MITCHELL, UNMARRIED (now married and known as DIANNE K. MITCHELL-McKAY, by deed from Fox Ridge Homes, Inc., of record in Book 9431, page 608, 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 RIVER TRACE STATES, PHASE 1, SECTION 3, as said areas are set forth and defined in Restrictions of record in Book 6851, page 370 and Book 6982, page 747; By-Laws of record in Book 6851, page 390; and Charter of record in Book 6851, page 363; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

GLEN W. McKAY, husband of DIANNE K. MITCHELL-McKAY, joins in to convey any interest she may have by reason of her marital status in subject property.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 2786 RIVERBEND DRIVE, NASHVILLE, TN 37214
(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 24th day of August, 19 98

Dianne K. Mitchell McKay
DIANNE K. MITCHELL-McKAY

Glen W. McKay
GLEN W. McKAY

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 DIANNE K. MITCHELL-McKAY and husband, GLEN W. McKAY

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 24th day of August 19 98

Commission expires May 27, 2001

I. DYKE TATUM
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

*** CONTINUATION

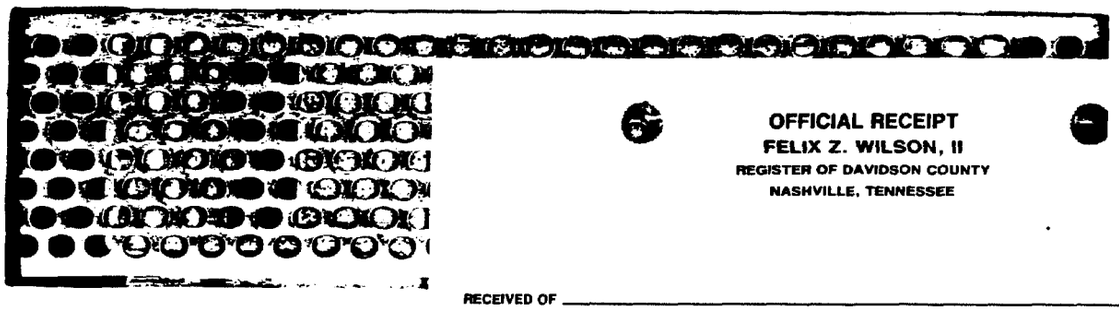
SOURCE OF DESCRIPTION: Survey dated August 7, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

2218 08/26 0101 03CHECK 426.33

04798377
IDENTIF. & REFERENCE

98 AUG 26 PM 1:37

REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 11082 PAGE 578

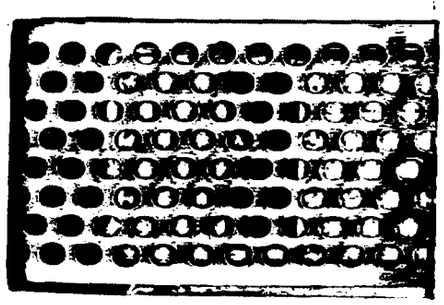
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	112252.00
CON TX	415.33
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	426.33
CHECK	426.33

08/26/98 01 13:37 0001 2218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0479837
IDENTIF. # REFERENCE

98 AUG 26 PM 1:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1337701