BOOK 11082 PAGE 629

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Jennifer L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF August, 19 98

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 21, 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
JENNIFER L. BROWN (NAME)	MORTGAGE PORTFOLIO SERVICES, (NAME)	108-12-A-46CO
1326 QUAIL VALLEY ROAD (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	03D-87242
NASHVILLE, TN 37214 (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, DEBORAH I. CLARK, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER L. BROWN* AND MARK PRESTON, A SINGLE MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

* A SINGLE WOMAN

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:

A certain Condominium Apartment in DAVIDSON County, Tennessee, being Unit No. 46, Lot No. 30, on the Plan of QUAIL VALLEY, SECTION 4, PHASE 7, of record in Book 5200, pages 522 and 523, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to DEBORAH I. CLARK, UNMARRIED, by deed from Pamela J. Reeves and husband, Harold Reeves, of record in Book 9474, page 65, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of QUAIL VALLEY, SECTION 4, PHASE 7, as said areas are set forth and defined in Master Deed of record in Book 5884, page 534; Book 6058, page 828; and Book 6081, page 130; Restrictions of record in Book 4800, page 254; By-Laws of record in Book 5884, page 566; and Charter of record in Book 6371, page 105, amended in Book 7872, page 35; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved (X) property, known as 1326 QUAIL VALLEY ROAD, 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 my hand this 21st day of August 19 98

Deborah I Clark
DEBORAH I. CLARK

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 DEBORAH I. CLARK, UNMARRIED

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of August, 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 ____

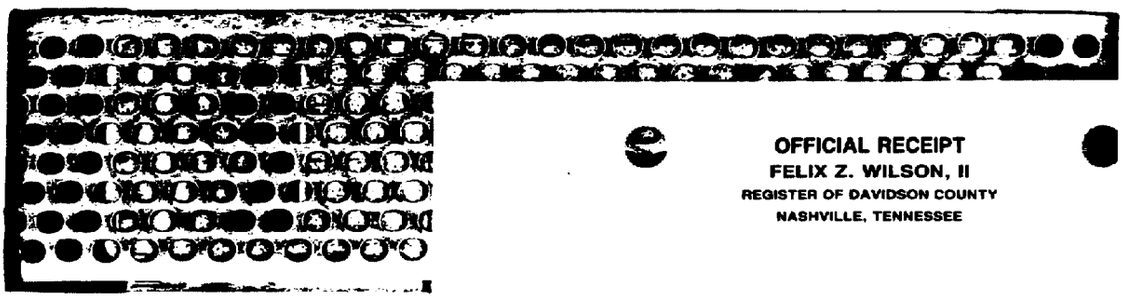
____
Notary Public

2227 08/26 0101 03CHECK 255.20

0479846
IDENTIF. ↑ REFERENCE

98 AUG 26 PM 1:41

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

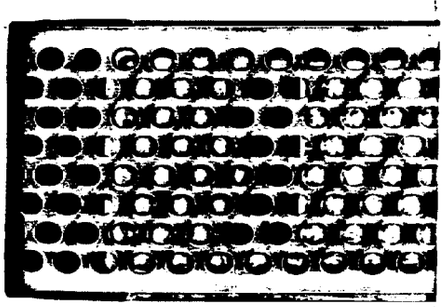
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 255.20
CHECK 255.20

08/26/98 01 13:42 0001 2227



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0479846
IDENTIF. ↑ REFERENCE

98 AUG 26 PM 1:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1337710