BOOK 11221 PAGE 431

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF November, 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
DONNA M. WOOD (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	91-7-112
5401 TENNESSEE AVENUE (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	12W-17305
NASHVILLE, TN 37209 (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, O. DON BAILEY AND WIFE, ANNETTE O. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA M. WOOD, 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:

LAND in DAVIDSON County, Tennessee, being Lot Nos. 1302 and 1304, of Block 186, on the NO. 1 PLAN OF WEST NASHVILLE, of record in Book 57, pages 74 and 75, 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 O. DON BAILEY AND WIFE, ANNETTE O. BAILEY, by deed from Ronald B. Merville and Imogene Grooms and Dolores Kestner, of record in Book 11028, page 191, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This instrument is executed on behalf of ANNETTE O. BAILEY, by O. DON BAILEY, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated October 30, 1998, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5401 TENNESSEE AVENUE, NASHVILLE, TN 37209
(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 23rd day of November 19 98

O. Don Bailey
O. DON BAILEY
ANNETTE O. BAILEY
BY: Annette O. Bailey by O. Don Bailey
O. DON BAILEY, 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 O. DON BAILEY

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 23rd day of November, 98.

Commission expires May 27, 2001

I. DYKE TATUM
Notary Public

*** LEGAL DESCRIPTION CONTINUATION

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 O. DON BAILEY, 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 ANNETTE O. BAILEY, as her Attorney-in-Fact, as the free act and deed of the within named ANNETTE O. BAILEY.

WITNESS my hand and official seal at Nashville, Tennessee, this 23RD day of NOVEMBER, 1998.

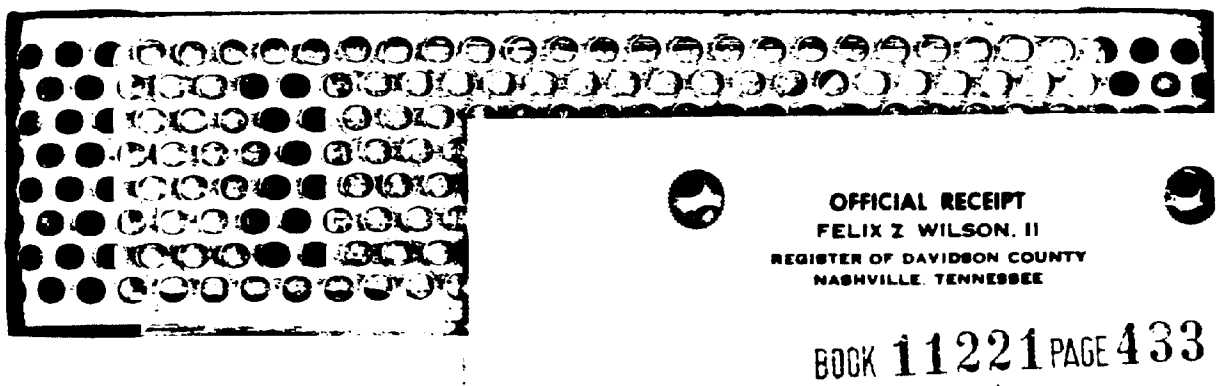
NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

1853 11/25 0101 03CHECK 305.89

98 NOV 25 PM 2:09
BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 0517094



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

BOOK 11221 PAGE 433

RECEIVED OF _____

FOR _____

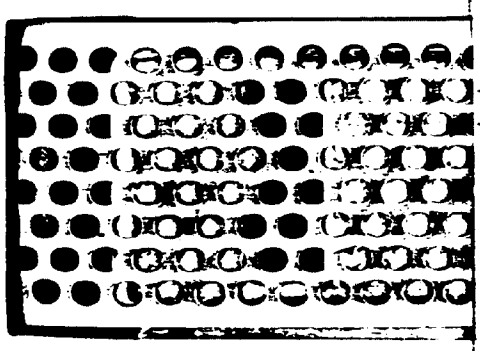
CC - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	79700.00
			CON TX	294.89
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	305.89
			CHECK	305.89
11/25/98	01		14:10 0001	1853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05170944 IDENTIF. ↑ REFERENCE

98 NOV 25 PM 2:10

FILL C[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 137689[illegible]