22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,304.00

Thomas E Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF December 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
THOMAS E. SANDERS (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	90-12-78
622 AMERICAN ROAD (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	08DA-30560
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, VIRGINIA CROCKER-PRATT AND HUSBAND, JIMMY L. PRATT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS E. SANDERS AND JUDY SANDERS, 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. 60, on the Plan of CHARLOTTE PARK, Section I, of record in Book 2663, pages 2, 3, 4, 5, and 6, 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 DONALD F. CROCKER AND WIFE, VIRGINIA L. CROCKER, by deed from Ruby N. Polk, Unmarried, of record in Book 7195, page 923, Register's Office for DAVIDSON County, Tennessee. Pursuant to Final Divorce Decree, Docket No. 95D-2218, Circuit Court for DAVIDSON County, Tennessee, DONALD F. CROCKER conveyed his interest in said property to VIRGINIA LOUISE CROCKER, by Quitclaim Deed of record in Book 10340, page 677, Register's Office for DAVIDSON County, Tennessee. SAID property was then conveyed to VIRGINIA CROCKER-PRATT AND HUSBAND, JIMMY L. PRATT, by Quitclaim Deed from George V. Crawford, Jr., Trustee, of record in Book 10637, page 934, Register's Office for DAVIDSON County, Tennessee.

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

SOURCE OF DESCRIPTION: Survey dated November 30, 1998, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 622 AMERICAN ROAD, 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 28th day of December, 19 98

Virginia Crocker Pratt
VIRGINIA CROCKER-PRATT

Jimmy L. Pratt
JIMMY L. PRATT

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 VIRGINIA CROCKER-PRATT AND HUSBAND, JIMMY L. PRATT

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 28th day of December, 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

LESLIE FLOWERS, LICENSE NO. 1659
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

5990 12/30 0101 03CHECK 371.02

0530349
IDENTIF. & REFERENCE

98 DEC 30 AM 8:54

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11271 PAGE 965

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	97304.00
CON TX	360.02
PRFEE	1.00
WDFEE	8.00
CFEE	2.00
TOTAL	371.02
CHECK	371.02

12/30/98 01 08:52 0001 5990

0530349
IDENTIF. # REFERENCE

98 DEC 30 AM 8:54

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403302