BOOK 11272 PAGE 649

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Raymond Grady Hand, Jr.	Mortgage Portfolio Services, Inc.	
	Attn: Tax Dept.	MAP and PARCEL
671 Westboro Drive	4144 North Central Expressway, #900	90-12 381.00
Nashville, TN 37209	Dallas, TX 75204	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Robert Morgan, Jr. and Lori Ann Morgan, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Raymond Grady Hand, Jr., a single person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, reference to which is made for a more complete description.
Being the same property conveyed to James Robert Morgan, Jr., and wife, Lori Ann Morgan, by deed from Rebecca Creasey Wilson and husband, Ruben E. Wilson, of record in Book 9159, Page 199, Register's Office for Wilson County, Tennessee.

This is property with a common address of 671 Westboro Drive, Nashville, TN 37209.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the grantors; 2) The Plan of Record in Book 3700, Page 49, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 3963, Page 586, said Register's office.

6173 12/30 0101 08CHECK $84.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $87,500.00

Affiant

Subscribed and sworn before me this 28th day of December, 1998.

My Commission Expires: 3/23/2000

Notary Public

NOTARY PUBLIC

TC HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 11272 PAGE 650

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **December, 1998**.

James Robert Morgan, Jr.

Lori Ann Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **James Robert Morgan, Jr. and Lori Ann Morgan, husband and wife** , with whom I am personally acquainted, or who 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 office this **28th** day of **December, 1998**.

Notary Public
My Commission Expires: 3/23/2002

File No. 9812-258

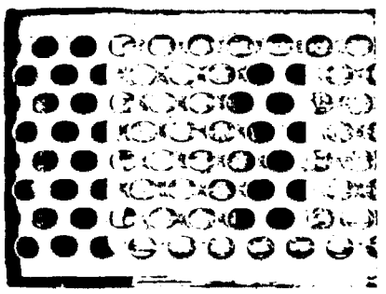
0530530
IDENTIFICATION REFERENCE

98 DEC 30 AM 10:18

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 11272 PAGE 651

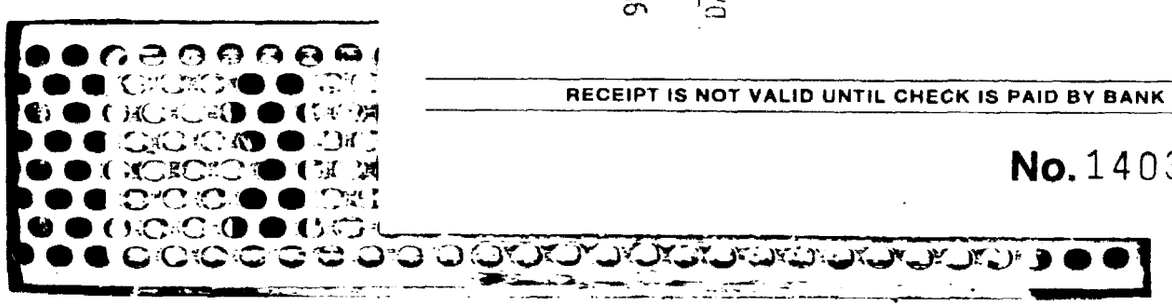
CO - CONVEYANCE		CC - CERTIFIED COPY		MISC - MISCELLANEOUS	
MO - MORTGAGE		REL - RELEASE		CO TX - STATE TAX CONVEY	
WD - WARRANTY DEED		UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT	
TD - TRUST DEED		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

0530530

IDENTIFICATION REFERENCE

98 DEC 30 AM 10: 18

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403485