FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: 3/24/01
(AFFIX SEAL)

PATRICIA NIGRO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip Orlando	Mortgage Portfolio Services,	MAP 135-16
(NAME)	(NAME)	
2601 Sailboat Court	4144 N. Central Expwy., Ste. 900	PARCEL 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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, Nashville Bank of Commerce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Orlando and wife, Mary M. Orlando

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:

BEING Lot No. 566, on the Plan of Edge-O-Lake Estates, Section 13, of record in Book 4175, Page 33, Register's Office for Davidson County, Tennessee,

SAID Lot No. 566 fronts 51.51 feet, as measured on a curve, on the southwesterly margin of Sailboat Court, and extends back 113.76 feet on the southeasterly side and 159.02 feet on the northerly side, to a line in the rear, which is a broken line, and on which it measures 190.90 feet.

BEING the same property conveyed to Nashville Bank of Commerce by Successor Trustee's Deed from Michael I. Mossman, Successor Trustee, of record in Book 11207, Page 814, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4268, Page 302, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 2601 Sailboat Court, Nashville, TN 37217
(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 18th day of January, 19 99

Nashville Bank of Commerce
By:
Steve Horn, Executive V-Pres.

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Steve Horn and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executive V-Pres. and _____ respectively of the Nashville Bank of Commerce the within named bargainor, and corporation, and that he as such Executive V-Pres. 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 Steve Horn as such Executive V-Pres., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 18th day of January 1999.

My commission expires 3/24/01 Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

5539465
IDENTIFICATION REFERENCE
99 JAN 21 PM 2:56
ILL GAMMELL REGISTER
DAVIDSON COUNTY, TN.
5646 01/21 0101 03CHECK 408.75

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11306 PAGE 675

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

107500.00

CON TX 397.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 408.75
CHECK 408.75

01/21/99 01 14:54 0001 5646

0539465
IDENTIF. A REFERENCE

99 JAN 21 PM 2:56
WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1415070