WARRANTY DEED

BOOK 11318 PAGE 188

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Ahmed Duski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ahmed Duski	Mortgage Portfolio Services, Inc	MAP 162-6 #161
(NAME)	(NAME)	
215 Townes Drive	4144 N. Central Expressway #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, James C. Wilson and Sidney F. Boutwell, Trustee of Sidney F. Boutwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ahmed Duski and wife, Aziza Duski and Fereek A.R. Doski

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. 134 on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, pages 52 and 53, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James C. Wilson, as tenants in common, and Sidney F. Boutwell, TRUSTEE of the Sidney F. Boutwell Revocable Living Trust u/d/t September 10, 1998, by deed from Gary S. Barber of record in Book 5494, page 663 and by Quitclaim Deed of record in Book 1165, page 327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

05427711
IDENTIF. & REFERENCE
99 FEB -1 AM 8:12
[illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 215 Townes Drive, Nashville, TN 37211
(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 January, 19 99

James C. Wilson by Annette Cox atty-in-fact
James C. Wilson

Sidney F. Boutwell Trustee by Annette Cox atty-in-fact
Sidney F. Boutwell

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 James C. Wilson and Sidney F. Boutwell, Trustee of Sidney F. Boutwell

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 January 19 99.

Commission expires March 25, 2000

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of January, 1999, before me personally appeared Annette Cox, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument in behalf of James C. Wilson and Sidney F. Boutwell, Trustee, and acknowledged that she executed the same as the free act and deed of said James C. Wilson and Sidney F. Boutwell, Trustee. Witness my hand and official seal at Nashville, TN, this 28th day of January 1999.

My Commission Expires:
March 25, 2000

NOTARY PUBLIC

Warranty Deed from James C. Wilson and Sidney F. Boutwell, to Ahmed Duski and wife, Aziza Duski and Fereek A.R. Doski.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

5193 02/01 0101 03CHECK

466.10

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11318 PAGE 190

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	
	123000.00
CON TX	455.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	466.10
CHECK	466.10

02/01/99 01 08:10 0001 9193

05427711

IDENTIF. & REFERENCE

99 FEB -1 AM 8:12

L. GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1418563