WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 99

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
MICHELLE L. LABRUYERE	MORTGAGE PORTFOLIO SERVICES	104-1-208
(NAME)	(NAME)	
3806 NEBRASKA AVENUE	4144 N. CENTRAL EXPRESSWAY, #900	25W-04655
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	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, SCOTT M. SENATRA AND WIFE, ANNE T. SENATRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHELLE L. LABRUYERE * AND JANEL MEHJRON, A SINGLE WOMAN, AS JOINT TENANTS * , A SINGLE WOMAN / WITH THE RIGHT OF SURVIVORSHIP

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. 3 on the Map showing Subdivision of Lot Nos. 80, 81, and 82, on the Plan of WEST GROVE SUBDIVISION, of record in Book 547, page 14, 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 SCOTT M. SENATRA AND WIFE, ANNE T. SENATRA, by deed from Cora Elizabeth Cossaboom N/K/A Cora Elizabeth Cossaboom Bell, of record in Book 10670, page 414, 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 SCOTT M. SENATRA AND WIFE, ANNE T. SENATRA, by CHRISTIE WILSON GIDDISH, as their Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated January 11, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 3806 NEBRASKA 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 29th day of January 19 99

SCOTT M. SENATRA
By: Scott M Senatra by Christie Wilson Giddish atty in fact
CHRISTIE WILSON GIDDISH, ATTORNEY-IN-FACT
ANNE T. SENATRA
By: Anne T Senatra by Christie Wilson Giddish atty in fact
CHRISTIE WILSON GIDDISH, ATTORNEY-IN-FACT

*** 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 CHRISTIE WILSON GIDDISH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of SCOTT M. SENATRA AND WIFE, ANNE T. SENATRA, as their Attorney-in-Fact, as the free act and deed of the within named SCOTT M. SENATRA AND WIFE, ANNE T. SENATRA.

WITNESS my hand and official seal at Nashville, Tennessee, this 29TH day of JANUARY, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE

0543917
IDENTIF. # REFERENCE
99FEB-2 PM 1:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
0405 02/02 0101 03CHECK 523.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11321 PAGE 624

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

0543917
IDENTIF. & REFERENCE

99FEB-2 PM 1:21
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	138500.00
CON TX	512.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	523.45
CHECK	523.45

02/02/99 01 13:20 0001 0405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419757