This instrument prepared by:
Joseph Pitt, Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00288312

PLEASE RECORD & RETURN TO:
CHICAGO TITLE INSURANCE COMPANY
BOX 35 FILE #00288670

BOOK 11336 PAGE 199

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James K. Bailey, III	Mortgage Portfolio Services	
(NAME) 1605 Berrywood Way	(NAME) 5520 LBJ Freeway Suite 200	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37207	(STREET ADDRESS) Dallas TX 75240	Map 50-3-B
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 206

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is Katherine M. Emery and husband, James A. Emery *bargained and sold, and do hereby transfer and convey unto the said* James K. Bailey, III and wife, Shemika Bailey *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 119, on the Plan of the amended final plat Mulberry Downs, Phase 1B, of record in Book 7900, page 818, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 119 fronts 62.68 feet on the southwesterly margin of Berrywood Way and extends back 97.60 feet on the southeasterly line, and 96.67 feet on the northwesterly line to a dead line in the rear, measuring 59.62 feet thereon.

Being the same property conveyed to Katherine M. Emery and husband, James A. Emery, by deed from Phillips Builders, Inc., of record in Book 9715, page 972, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Williamson

Subscribed and sworn to before me this the 5th *day of* February *19*99

Affiant

My commission expires: My Commission Expires MAR. 23, 2002

(Affix seal)

The actual consideration or value whichever is greater, for this transfer is $ 122,500.00

James K. Bailey III 2-5-99

Notary Public

This is unimproved ( ) improved (x) property, known as 1605 Berrywood Way Nashville, TN. 37207
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 this 5th *day of* February *19*99*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Katherine M. Emery Katherine M. Emery James A. Emery James A Emery

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

BOOK 11336 PAGE 200

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, Christopher J. Zewiske *a Notary Public in and for said County and State, the within named bargainor* Katherine M. Emery & James A. Emery *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 999 East Co. Rd. C Maplewood MN *this* 30th *day of* September *19*98.

Notary Public

My Commission Expires: 1/31/00

CHRISTOPHER J. ZEWISKE
NOTARY PUBLIC-MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 2000

STATE OF _____
COUNTY OF _____

Before me, _____ *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in _____, *this* ___ *day of* _____, *19*___.

Notary Public

My Commission Expires: _____

Encumbrances:

Taxes for 1998: A lien, but not yet due or payable.

Restrictive Covenants contained in an instrument of record in Book 8053, page 316, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Subject to all matters shown on the Plan of record in Book 7900, page 818, Register's Office for Davidson County, Tennessee.

Mortgage Loan Inspection by John Kohl & CO., P.C., dated May 25, 1995, discloses that the concrete drive encroaches on the 15 foot public utility and drainage easement.

First Amendment to the By-Laws of Mulberry Downs Homeowners Association, Inc., of record in Book 9892, page 939, said Register's Office.

Subject to rights of others in and to the common areas/elements.

0547724
IDENTIF. & REFERENCE
99FEB 10 PM 2:44
CHARLIE REGISTER
DAVIDSON COUNTY, TN.
4487 02/10 0101 03CHECK 464.2

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11336 PAGE 201

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

0547724

IDENTIFICATION REFERENCE

99 FEB 10 PM 2:44

LARRY D. MCCALLEN REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	122500.00
CON TX	453.25
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	464.25
CHECK	464.25

02/10/99 01 14:43 0001 4487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423773