File Box 19B

WARRANTY DEED

BOOK 11370 PG. 233

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 99

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALKER A. WELCH	MORTGAGE PORTFOLIO SERVICES, INC.	MAP 162-16-0-A
(NAME)	(NAME)	
25 Sycamore Court	4144 North Central Expressway	PARCEL 087
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75204	FB #05DU-62924
(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, BRANDON E. RUSTIN AND WIFE, PATRICIA RUSTIN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALKER A. WELCH, A SINGLE MAN

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 Unit Number 25 on the Plan of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums, Phase 1, Section 1) as of record in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Brandon E. Rustin, by Deed from Edwin R. Tapia and wife, Linda Gail Tapia, of record in Book 10405, Page 866, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions,

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 25 Sycamore Court, Antioch, TN 37013
(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 3rd day of March 1999

BRANDON E. RUSTIN

Patricia A Rustin

PATRICIA RUSTIN

DCTN01WC

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 BRANDON E. RUSTIN AND WIFE, PATRICIA RUSTIN

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 Brentwood at , Tennessee, this 3rd day of March 19 99.

Commission expires July 24, 1999

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Legal Continued from Page 1

covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hickory Hollow Condominiums (formerly Mill Creek Club Condominiums, Phase I, Section I), of record in Book 4887, Page 961, and as amended in Book 5000, Page 607, Book 5101, Page 809, and amended and restated in Book 10468, Page 653, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Patricia Rustin, spouse of the above named Brandon E. Rustin, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

99 MAR -5 AM 10:27
BILL CAIN REGISTER
DAVIDSON COUNTY, TN.
IDENTIFICATION & REFERENCE
05 57050
4336 03/05 0101 03CHECK 236.70

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11370 PG. 235

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

0557050
IDENTIF. A REFERENCE

99 MAR -5 AM 10: 27

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	61000.00
CON TX	225.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	236.70
CHECK	236.70

03/05/99 01 10:25 0001 4336

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1433509