THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

47

Return to:
CASTLEMAN TITLE & ESCROW, INC.
110 Clancy Street, Suite 112
Goodlettsville, TN 37072

BOOK 11398 PG. 430

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $82,000.00.

Jennifer Lynn Day
Affiant

Subscribed and sworn to before me this the 18th day of March, 1999.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 6-13-2000

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Allen Denning 2800 Ironwood Drive Nashville, Tennessee 37214	Mtg. Portfolio Services, Inc. 4144 N. Central Expwy, Ste 160 Dallas, Texas 75204 Loan No. 0063390	Map 096-06-0 Parcel 145.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Jennifer Lynn Day, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey **unto Robert Allen Denning**, hereinafter called the Grantee, his 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. 26 on the Plan of Donelson Heights, of record in Book 1424, Page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Lynn Day, unmarried, by deed from Heidi E. Qualk of record in Book 9156, Page 80, Register's Office for Davidson County, Tennessee.

Subject to all matters set forth on the plan of record in Book 1424, Page 35, Register's Office for Davidson County, Tennessee.

1999 Davidson County taxes have this day been prorated and the Grantee shall be responsible for the entire tax bill when due and payable.

This is improved property known as 2800 Ironwood Drive, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 18th day of March, 1999.

Jennifer Lynn Day
JENNIFER LYNN DAY, AN UNMARRIED PERSON

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 Jennifer Lynn Day, an unmarried person, the bargainor, 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 seal at Nashville, Tennessee, this 18th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

0565252

RECEIVED & RECORDED

99 MAR 24 PM 2:37

REGISTER'S OFFICE
DAVIDSON CO., TN.

2990 03/24 0101 CHECK 314.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11398 PG. 432

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

0565252

IDENTIF. & REFERENCE

99 MAR 24 PM 2:38

REGISTER'S OFFICE
DAVIDSON CO. TN.

CAMT	82000.00
CON TX	303.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	314.40
CHECK	314.40

03/24/99 01 14:37 0001 2990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442075