WARRANTY DEED

BOOK 11398 PG. 611

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF March 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
SANDRA E. UNDERWOOD	MORTGAGE PORTFOLIO SERVICES	104-15-7
(NAME)	(NAME)	
2501 NATCHEZ TRACE	4144 N. CENTRAL EXPRESSWAY, #900	24W-04325
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	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, MICHAEL R. NOLES, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SANDRA E. UNDERWOOD, A SINGLE WOMAN

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 the southwesterly part of Lot No. 75, on the Plan of BRANSFORD REALTY COMPANY'S SUBDIVISION of WESTMORELAND PLACE, of record in Book 421, page 16, Register's Office for DAVIDSON County, Tennessee.

SAID part of Lot No. 75 BEGINNING at a point in the westerly margin of 28TH AVENUE SOUTH or NATCHEZ TRACE, said point being 80 feet southerly from the northeasterly corner of said lot; thence with the westerly margin of 28th Avenue South or Natchez Trace, in a southerly direction, 59 feet to the northeasterly corner of Lot No. 74 on said plan; thence westerly with the line between Lot Nos. 74 and 75, 210 feet to an alley; thence with the easterly margin of said alley in a northerly direction, 10 feet to another alley; thence in a northeasterly direction with the southerly line of the last mentioned alley, 56 feet, more or less, to a point; thence with the line between the property now owned by Jernigan, in a generally easterly direction, 161 feet to the point of BEGINNING.

BEING the same property conveyed to MICHAEL R. NOLES, UNMARRIED, by deed from Leila B. Montague, Unmarried, of record in Book 10405, page 18, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 2501 NATCHEZ TRACE, NASHVILLE, TN 37212
(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 my hand this 22nd day of March, 19 99

MICHAEL R. NOLES

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 MICHAEL R. NOLES, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 22nd day of March 19 99

Commission expires May 27, 2001

I. DYKE TATUM
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

***** CONTINUATION**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: **Survey dated March 11, 1999, made by:**
PATRICK S. COODE, License No. 855
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

0565294
RECEIVED & RECORDED
99 MAR 24 PM 3:04
REGISTER
TAX
3034 03/24 0101 03CHECK 662.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11398 PG. 613

0565294

IDENTIF. & REFERENCE

99 MAR 24 PM 3:04

CAMT	176000.00
CON TX	651.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	662.20
CHECK	662.20

03/24/99 01 15:03 0001 3034

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442119