WARRANTY DEED

BOOK 11452 PG. 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES March 23, 2002
(AFFIX SEAL)

My Commission Expires MAR. 23, 2002

mail **THIS INSTRUMENT WAS PREPARED BY**
DEANIE L. GREGORY, ATTORNEY-AT-LAW, 223 Madison Street, S. 103, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George W. Brooks (NAME)	Mortgage Portfolio Services, Inc (NAME)	Map 60-3
3116 Lakespur Drive (ADDRESS)	4144 North Central Expressway (ADDRESS)	Parcel 52
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Randall Lee Courduff, Executor of the Estate of and Devisee under the Will of Paul B. Courduff, deceased.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George W. Brooks
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. 33 on the Plan of Oak Park Subdivision, Section One, as of record in Book 3600, Page 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 89.0 feet on the northwesterly side of Larkspur Drive and extends back between parallel lines 220 feet to the southeasterly margin of the right of way of Interstate I-65, measuring 92.64 feet thereon.

BEING the same property conveyed to Paul B. Courduff and wife, Betty V. Courduff by Coporate Warranty Deed from Oak Park Developers, Inc., which deed is of record in Book 3926, Page 336, Register's Office for Davidson County, Tennessee, the said Betty V. Courduff having since died on January 28, 1999 and the said Paul B. Courduff having since died on February 28, 1999. By Last Will and Testament of Paul B. Courduff in Will Book 226, Page 245, Probate Court Daidson County, Tennessee, property was devised to Randall Lee Courduff.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF OAK PARK SUBDIVISION, SECTION ONE, OF RECORD IN BOOK 3600, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3116 Lakespur Drive, Nashville, TN 37207
(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 27th day of April 19 99

Randall Lee Courduff
Executor of the Estate of and
~~Devisee under the Will of~~
Paul B. Courduff

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ El Paso

BOOK 11452 PG 384

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Randall Lee Courduff Executor under the Will of and Devisee under the Will of Paul B. Courduff, deceased 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~~ Colorado Springs, Colorado, ~~Tennessee~~ this 26th day of April 19 99.

DEBORAH L. BABCOCK
NOTARY PUBLIC
STATE OF COLORADO

Commission expires 05/15/2003

Deborah L. Babcock
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

05799949
IDENTIFICATION REFERENCE
99 APR 29 AM 8:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
3.65.83 MORTGAGE TAX 0.01 STATE 0.00 0004

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11452 PG. 385

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

0579949

IDENTIFICATION REFERENCE

99 APR 29 AM 8:16

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	95900.00
CON TX	354.83
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	365.83
CHECK	365.83

04/29/99 01 08:18 0001 8604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478520