FILE BOX 45

WARRANTY DEED

BOOK 11467 PG. 672

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,500.00

John H. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 99

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Smith	Mortgage Portfolio Services,	MAP 80-8
(NAME)	(NAME)	
3279 Hinkle Drive	4144 N. Central Expwy., Ste. 900	PARCEL 188
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	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, Clarence A. Thompson and wife, Barbara B. Thompson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Smith and wife, Ethel Smith

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:

BEING Lot No. 161, on the Plan of Bordeaux Hills, Section Four, of record in Plan Book 3600, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 161 fronts 55 feet on the southerly side of Hinkle Drive and extends back 109.85 feet on the easterly line and 147 feet on the westerly line to a dead line which is a broken line measuring 93.78 feet thereon.

BEING the same property conveyed to Clarence A. Thompson and wife, Barbara B. Thompsor by deed from William E. Halpin, Jr. and wife, Margaret J. Halpin, Dennis Halpin, Cecil Halpin, Deborah Halpin Kinnard, Diane Halpin Larson, and Sylvia Halpin Byrd, and Roger D. Halpin, of record in Book 9177, Page 368, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3765, Page 141, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3279 Hinkle Drive, Nashville, TN 37218
(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 30th day of April 19 99

Clarence A. Thompson
Clarence A. Thompson

Barbara B. Thompson
Barbara B. Thompson

STATE OF TENNESSEE
DAVIDSON COUNTY
RECEIVED FOR REGISTRATION
99 MAY -6 PM 2:15
REGISTER'S OFFICE

IDENTIFICATION REFERENCE
0583671

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11467 PG. 673

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence A. Thompson and wife, Barbara B. Thompson

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 Nashville, Tennessee, this 30th day of April, 19 98.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11467 PG. 674

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

05836711
IDENTIF. ↑ REFERENCE

99 MAY -6 PM 2:12
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	63500.00
CON TX	234.95
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	245.95
CHECK	245.95

05/06/99 01 - 14:16 0001 253

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457205