WARRANTY DEED

BOOK 11469 PG. 874

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,330.00

Tonya L. Haynes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF May 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
SEAN A. HAYNES	MORTGAGE PORTFOLIO SERVICES	91-16-110
(NAME)	(NAME)	
4505 NEVADA AVENUE	4144 N. CENTRAL EXPRESSWAY, #900	25W-00585
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	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, CHRISTIE W. GIDDISH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SEAN A. HAYNES AND TONYA L. HAYNES, HUSBAND AND WIFE

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 westerly 40 feet of Lot No. 406 and the easterly 10 feet of Lot No. 408, of Block 20, CHARLOTTE PARK COMPANY FIRST ADDITION, of record in Book 57, page 103, Register's Office for DAVIDSON County, Tennessee.

SAID parts of said lots adjoin and front 50 feet on the southerly margin of NEVADA AVENUE and extend back southwardly between parallel lines, 150 feet to an alley.

BEING the same property conveyed to CHRISTIE W. GIDDISH, by deed from Cynthia D. Reed and husband, Harold C. Reed, of record in Book 11350, page 695, Register's Office for DAVIDSON County, Tennessee.

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

SOURCE OF DESCRIPTION: Survey dated April 22, 1999, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

IDENTIFICATION REFERENCE 05843380

99 MAY 17 PM 1:07

unimproved ( )
This is improved (X) property, known as 4505 NEVADA AVENUE, NASHVILLE, TN 37209
(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 3rd day of May, 19 99

Christie W. Giddish

CHRISTIE W. GIDDISH

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
$ 622.72

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 CHRISTIE W. GIDDISH, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 3rd day of May, 19 98.

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 _____ 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 11469 PG. 876

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

0584380

IDENTIFICATION/REFERENCE

99MAY-7 PM 2:54

REGISTER
DAVIDSON COUNTY, TN.

1:E330.00
CO% TD 611.72
PRFEE 1.00
MREET 8.00
CFEE 2.00
TOTAL $22.72
CHECK $22.72
14:57 0001 3294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457958