WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF May 19 99

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 3/4/2001
(AFFIX SEAL)

A SCANNED WILLIAMSON COUNTY DOCUMENT

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Maksimowicz	Mortgage Portfolio Services	146-4-187
(NAME)	(NAME)	
4792 Trousdale Drive	5520 LBJ Freeway, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX 75240	
(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, Robert L. Ledford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Maksimowicz

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. 3-B on the Plan of Zone Lot Division of Lot 3, Magnolia Hall, of record in Book 5800, Page 197, as amended in Book 5200, Page 797, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Metropolitan Federal Savings and Loan Association by deed from Joel C. Wilson and wife, Patricia Wilson of record in Book 8176, Page 492, said Register's Office. By Quitclaim Deed of record in Book 8460, Page 607, said Register's Office, Resolution Trust Corporation, Conservator for Metropolitan Federal Savings and Loan Association, F.A., conveyed the subject property to Jennifer Lee Ledford. By Quitclaim Deed dated February 15, 1993, of record in Book 8872, Page 49, said Register's Office, Jennifer L. Ledford conveyed the subject property to Robert L. Ledford.**

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5800, page 197, as ameneded in Book 5200, page 797; restrictions of the record in Book 6213, page 359; all of record in the Register's Office for Davidson County, Tennessee.

**See attached Exhibit "A"

CONTINUED ON PAGE TWO *

unimproved ( )
This is improved (X) property, known as 4792 Trousdale Drive, Nashville, TN 37220
(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 21st day of May 19 99

Robert L. Ledford
Robert L. Ledford

Linda F. Ledford
Linda F. Ledford

FILED FOR RECORD
99 MAY 25 AM 10:16
DEED & REFERENCE
0590894

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Ledford and Linda F. Ledford

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 Brentwood, Tennessee, this 21st day of May 19 99.

Commission expires 3/21/2001

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

* LEGAL DESCRIPTION CONTINUATION

Linda F. Ledford joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Robert L. Ledford.

EXHIBIT "A"

AFFIDAVIT

BOOK 11492 PG. 348

The undersigned Affiant being first duly sworn deposes and says as follows:

That Jennifer L. Ledford is his daughter and that she was an unmarried woman at the time she conveyed property known as 4792 Trousdale Drive, Nashville, Tennessee, by quitclaim deed, dated February 15, 1993, of record in Book 8872, page 49, Register's Office for Davidson County, Tennessee.

Further the Affiant saith not.

Robert L Ledford Sr

Affiant

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this the 21st day May, 1999.

NOTARY PUBLIC

My Commission Expires:
3/21/2001

[illegible] 340.60

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 11492 PG 349

0590894

INSERT A REFERENCE

99 MAY 25 AM 10:16

CONT	33000.00
CON TX	325.60
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	340.60
CHECK	340.60

05/25/99 01 10:20 0001 0246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1464835