OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

ORT#: SV BOOK 11503 PG. 178

After Recording Return To:
SETCO
5120 Virginia Way, C-22
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF MAY, 19 99.

NOTARY PUBLIC

My Commission expires: 3/21/2001

SCOTT RUSSELL HOBBS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jerry W. Ethridge etux (NAME)	Mortgage Portfolio Services, INC. (NAME)	146-12-81
5002 Manuel Dr. (ADDRESS)	5520 LBJ Freeway, Ste 200 (ADDRESS)	6DU-31580
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 155,400.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Roger K. Swanson and wife, Beverly A. Swanson

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Jerry W. Ethridge and wife, Denise F. Ethridge

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 33** on the plan of **Crievewood** as of record at **Plat Book 2331, page 99**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book **8374** , page **644** , said Register's Office. **This conveyance is subject to** current year's property taxes, which have been prorated this date and the grantee assumes in full (notwithstanding any change from the amount used in said proration) and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit: Restrictive Covenants at Book 2491, page 278 and the plan of record at Plat Book 2331, page 99 said Register's Office.

The above description is the same as appears in the deed immediately preceding in the chain-of-title.

05936687
IDENTIFICATION & REFERENCE
99 JUN-1 PM 3:11
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
3182 0101 03CHECK 585.98

to page two.

~~unimproved~~ (=)
This is improved (XX) property, known as 5002 Manuel Dr., Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 26th day of MAY, 19 99.

Roger K. Swanson

Beverly A. Swanson

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Roger K. Swanson and wife Beverly A. Swanson, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 26th day of MAY, 19 99.

My Commission expires:
11-27-99

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11503 PG. 180

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

CAMT
155400.00
CON TX 574.98
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 585.98
CHECK 585.98

06/03/99 01 15:15 0001 3186

0593687

IDENTIFICATION REFERENCE

99 JUN -1 PM 3:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467722