RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37878) FILE BOX "7"

BOOK 11515 PG. 10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 1999.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: AT LARGE

DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharon A. Armer 2110 Portland Avenue #100 Nashville, TN 37212	Mortgage Portfolio Services, Inc. 45520 LBJ Freeway, Ste. 200 Dallas, TX 75240	104-12-B-111 Z4A 15353

FOR AND IN 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,

JAMES WALKER STITES, III

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

SHARON A. ARMER, UNMARRIED

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 Unit No. 100 on the Plan of Ashley Place Condominiums, Phase II, of record in Book 6200, Page 433, amended by Book 6200, Page 462, Register's Office for said County.

Being the same property conveyed to James Walker Stites, III by deed from Fairfax Development Co. of record in Book 7390, Page 524, Register's Office for Davidson County, Tennessee.

The subject property has been used by the Grantor strictly for investment purposes and has never been the residence of Grantor

Unimproved ( )
This is improved (X) property known as 2110 Portland Ave. #100, Nashville, TN 37212
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 this 1st day of June 1999

James Walker Stites III by Richard Courtney AIF
JAMES WALKER STITES, III BY
RICHARD COURTNEY, ATTORNEY IN FACT

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

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

_____

the bargainors 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 day of ____ 1999.

Commission Expires:_____ _____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this this lst day of June, 1999, before me personally appeared Richard Courtney to me known to be the person who executed the foregoing instrument in behalf of James Walker Stites, III as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said James Walker Stites, III.

Witness my hand and official seal at Nashville, Tennessee, this the lst day of June, 1999.

My commission expires: 5/26/02 _____
Notary Public

ALAN D. MAYER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002

0596382
IDENTIFICATION REFERENCE
99 JUN -7 PM 12:59
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.
6013 06/07 0101 03CHECK 440.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 12

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

0596382

IDENTIFICATION REFERENCE

99 JUN -7 PM 12:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	116000.00
CON TX	429.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	440.20
CHECK	440.20

06/07/99 01 13:02 0001 6013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470507