WARRANTY DEED

BOOK 11518 PG. 502

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF May 19 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
GARY W. USELTON	MORTGAGE PORTFOLIO SERVICES	90-12-219
(NAME)	(NAME)	
620 WESTBORO DRIVE	4144 N. CENTRAL EXPRESSWAY, #900	08DA-29910
(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, LOLA SANDERS AND JAMES SANDERS

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

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. 123, on the Plan of SECTION TWO, WESTBORO, of record in Book 1424, page 60, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to NELSON G. HICKS AND WIFE, MARGARET HICKS, by deed from Lula Jordan Lanier, of record in Book 2346, page 329, Register's Office for DAVIDSON County, Tennessee. The said NELSON G. HICKS predeceased MARGARET HICKS. The said MARGARET HICKS has since died testate; and by Will of record in Will Book 226, page 396, subject property was devised to LOLA SANDERS AND JAMES SANDERS.

This instrument is executed on behalf of LOLA SANDERS AND JAMES SANDERS, by T. TURNER SNODGRASS, as their ATTORNEY-IN-FACT, pursuant to a Power of Attorney which is being placed of record with this instrument.

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

SOURCE OF DESCRIPTION: Survey dated May 25, 1999, made by:
LESLIE FLOWERS, License No. 1659
*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 620 WESTBORO DRIVE, 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 our hand s this 27th day of May 19 99

LOLA SANDERS Lola Sanders
By: T. Turner Snodgrass
T. TURNER SNODGRASS, ATTORNEY-IN-FACT

JAMES SANDERS James Sanders
By: T. Turner Snodgrass
T. TURNER SNODGRASS, ATTORNEY-IN-FACT

*** LEGAL DESCRIPTION CONTINUATION

JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 T. TURNER SNODGRASS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of LOLA SANDERS AND JAMES SANDERS, as their Attorney-in-Fact, as the free act and deed of the within named LOLA SANDERS AND JAMES SANDERS.

WITNESS my hand and official seal at Nashville, Tennessee, this 27TH day of MAY, 1999.

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001

99 JUN -8 PM 3:44
HILL GANIET
DAVIDSON CO
059458
REFERENCE
718I 06/08 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11518 PG. 504

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

059745 8

IDENTIF. A REFERENCE

99 JUN -8 PM 3:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

06/08/99 01 15:48 0001 7181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471659