WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

BOOK 11550 PAGE 978

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
TRACY A. ALLEN (NAME)	MORTGAGE PORTFOLIO SERVICES (NAME)	135-14-A-144CO
813 ROCKY MOUNTAIN PARKWAY (ADDRESS)	4144 N. CENTRAL EXPRESSWAY, #900 (ADDRESS)	02DX-06869
ANTIOCH, TN 37013 (CITY) (STATE) (ZIP)	DALLAS, TX 75204 (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, DONALD W. COMSTOCK AND JAMES JOSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TRACY A. ALLEN, A SINGLE WOMAN

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. 144, on the Final Plat of PHASE THREE, PINNACLE POINT SUBDIVISION, A PLANNED UNIT DEVELOPMENT, of record in Book 6900, pages 391, 392, and 393, 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 DONALD W. COMSTOCK AND JAMES JOSE, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from I. Dyke Tatum, Substitute Trustee, of record in Book 11035, page 806, Register's Office for DAVIDSON County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of PHASE THREE, PINNACLE POINT SUBDIVISION, as said areas are set forth and defined in Restrictions of record in Book 7032, page 733; Book 7067, page 737; Book 7065, page 959; and Book 10097, page 390; By-Laws of record in Book 7032, page 761; and Charter of record in Book 7058, page 234; Register's Office for DAVIDSON County, Tennessee, and to which reference is hereby made for more particulars.

*** CONTINUED ***

0259 06/30 0101 03CHECK 458.70

unimproved ( )
This is improved (X) property, known as 813 ROCKY MOUNTAIN PARKWAY, ANTIOCH, TN 37013
(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 30th day of June, 19 99

DONALD W. COMSTOCK

JAMES JOSE

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 DONALD W. COMSTOCK AND JAMES JOSE

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 NASHVILLE, Tennessee, this 30th day of June 19 99

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 _____ 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

*** CONTINUATION

SOURCE OF DESCRIPTION: SURVEY DATED JUNE 25, 1999, MADE BY:
JOHN B. KOHL, III, LICENSE NO. 100
JOHN KOHL & COMPANY, P.C.
400 SEVENTH AVENUE SOUTH
NASHVILLE, TN 37203

99 JUN 30 PM 2:33
LILL GARNER REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0606 009

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11550 PAGE 980

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

0606009

IDENTIFICATION REFERENCE

99 JUN 30 PM 2:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

AMT	
	121000.00
CON TX	447.70
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	458.70
CHECK	458.70

06/30/99 01 _ 14:40 0001 6359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484821