WARRANTY DEED

BOOK 11580 PAGE 542

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Affiant Joyce Agobi

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 1999

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 7/21/2001
(AFFIX SEAL)

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
James T. Eric (NAME)	Mortgage Portfolio Services, (NAME)	133-16-93
308 Tampa Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (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, James A. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Eric and Joyce L. Agobi, both single

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. 38 on the Plan of Kenilworth Estates, Section 3, of record in Book 2900, Page 149, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James a. Tate, unmarried, by deed from Sherry Eades Frazier, a/k/a Sherry Eades Robertson, married, and husband Alvin Robertson of record in Book 9663, Page 958, Register's Office for said County. Tennessee.

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 2900, page 149; restrictions of the record in Book 3221, page 445; all of record in the Register's Office for Davidson County, Tennessee.

Jessica L. Tate 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 James A. Tate.

The execution of this instrument by James A. Tate and Jessica L. Tate is

CONTINUED ON PAGE TWO *

unimproved ( )
This is improved (X) property, known as 308 Tampa Drive, Nashville, Tennessee 37211
(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 16th day of July 1999

James A. Tate

By: Mandy G. Myers
Mandy G. Myers
Attorney-In-Fact His Attorney in Fact

Jessica L. Tate

By: Mandy G. Myers
Mandy G. Myers
Attorney-In-Fact Attorney in Fact

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, Mandy G. Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of James A. Tate and Jessica L. Tate as Attorney-In-Fact as the free act and deed of the within named James A. Tate and Jessica L. Tate.

Witness my hand and official seal at Brentwood, Tennessee, this the 16th day of July, 1999. My Commission Expires: 3/21/2002

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 _____ .

My commission expires _____

_____
Notary Public

*LEGAL DESCRIPTION CONTINUATION

effected by the signature of their Attorney-In-Fact, Mandy G. Myers, pursuant to the Durable Power of Attorney being recorded simultaneously herewith.

Jessica Tate and Jessica L. Tate are one and the same person.

MAIL ENV.
JUL 20 PM 3:11
0613911

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11580 PAGE 544

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

061391 I

IDENTIF. & REFERENCE

99 JUL 20 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT	84000.00
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

07/20/99 01 15:15 0001 4886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493196