RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38045) FILE BOX "7"

BOOK 11581 PAGE 318

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JULY 1999.

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

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
Matthew R. Welsch 146 West End Place Nashville, TN 37205	Mortgage Portfolio Services, Inc. 5520 LBJ Freeway, Ste.200 Dallas, Texas 75240	104-9-G-49 26W 9973

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,

JOHN H. ROWLAND AND WIFE, LINA ROWLAND

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

MATTHEW R. WELSCH , **A Single Person**

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. 49, West End Condominiums (formerly known as Park Circle Condominiums), as shown in Exhibit B to the Master Deed establishing a Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, Pages 610-620, Register's Office for Davidson County, Tennessee, along with an undivided interest in the common elements thereto of 1.960788%, and subject to all terms and conditions of said Master Deed and By-Laws establishing a Horizontal Propety Regime for Park Circle Condominiums, of record in Book 6809, Page 569, and following, in said Register's Office.

Being the same property conveyed to John H. Rowland, unmarried by Warranty Deed from Jimmy E. Allen, Jr., unmarried of record in Book 9755, Page 167, said Register's Office.

Lina Rowland, wife of John H. Rowland joins in this Warranty Deed only for the purposes of encumbering such marital rights, if any, she may have in and to said property.

Unimproved ( )
This is improved (X) property known as 146 WEST END PLACE, NASHVILLE, TN 37205
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 12th day of July, 1999

JOHN H. ROWLAND

LINA ROWLAND

RECEIVED FOR RECORD
07/21/99 0101
DAVIDSON COUNTY

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 John H. Rowland and wife, Lina Rowland

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 12th day of July, 1999.

Commission Expires: 9/28/2002

Notary Public

PAUL L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

On this the _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____

_____
Notary Public

98041908

RECEIVED FOR REFERENCE
99 JUL 27 PM 1:14

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11581 PAGE 320

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

0611098

RECORDING REFERENCE

99 JUL 21 AM 9:14

DART

	119500.00
CO TX	442.15
PRFEE	1.00
RECEIP	8.00
CFEE	2.00
TOTAL	453.15
CHECK	453.15

07/21/99 01 09:18 0001 3084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1493390