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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 1999

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 05/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda M. Sexton	**MORTGAGE PORTFOLIO SERVICES, INC.**	173-6
(NAME)	(NAME)	
433 Carl Miller Drive	**4144 N. CENTRAL EXPRESSWAY, #900**	55
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	**DALLAS, TX 75204**	05DU 62007
(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, Eileen Marie Nelson-Phillips, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda M. Sexton *and Lanita M. Sexton , **A SINGLE WOMAN, AS JOINT TENANTS**
*** A SINGLE WOMAN** **WITH THE RIGHT OF SURVIVORSHIP**

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. 363 on the Plan of Monte Carlo Estates, Section 1, as of record in Book 4675, page 68, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Riley Glenn Nelson and wife, Eileen Marie Nelson, by deed from Henry C. Tinnell, Sr., and wife, Kathryn Tinnell of record in Book 5622, page 228, Register's Office for Davidson County, Tennessee.

And further being the same property conveyed to Eileen Marie Nelson by deed from Riley Glenn Nelson of record in Book 8453, page 943, Register's Office for Davidson County, Tennessee.

Eileen Marie Nelson is now known as Eileen Nelson Phillips.

This conveyance is subject to taxes for the current year, which have been prorated and assumed by the grantee(s) herein, and to any and all restrictions and easements of record.

This property is investment property, therefore no homestead rights need be conveyed.

unimproved ( )
This is improved (X) property, known as 433 Carl Miller Drive, Antioch, Tennessee 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 my our hands this 30th day of July, 1999

Eileen Marie Nelson-Phillips
Eileen Marie Nelson-Phillips

Robert E. Phillips
Robert E. Phillips, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eileen Marie Nelson-Phillips, a married person

ROBERT E. PHILLIPS, III

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 1999.

Commission expires 5-2001

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

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

IDENTIF. & RETURN REFERENCE

99 AUG -2 PM 1:50

JILL BANKSTON
DAVIDSON COUNTY, TN.

08/02/99 0101 03CHECK

455.00

061885

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0618885

IDENTIF. ↑ REFERENCE

99 AUG -2 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
120000.00
CON TX 444.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 455.00
CHECK 455.00

08/02/99 01 13:55 0001 0286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498512