FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Phyllis P. Reynolds
Affiant

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. PATRICIA NICHOLLS

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis P. Reynolds (NAME)	Mortgage Portfolio Services, (NAME)	MAP 85-11
3005 Stafford Drive (ADDRESS)	4144 N. Central Expwy., Ste. 900 (ADDRESS)	PARCEL 30
Nashville, TN 37214 (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, Steven A. Nunley and wife, Cheryl A. Nunley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis P. Reynolds, unmarried

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:

BEING Lot No. 103, on the Plan of Stanford Country Club Estates, Section III, of record in Book 2900, Page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Steven A. Nunley and wife, Cheryl A. Nunley by deed from Charles B. Riggs and wife, Wanda C. Riggs, of record in Book 8720, Page 709, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

BOOK 11603 PAGE 451

unimproved ( )
This is improved (X) property, known as 3005 Stafford Drive, Nashville, TN 37214
(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 July 19 99

Steven A. Nunley

Cheryl A. Nunley

FILE BOX 45

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 Steven A. Nunley and wife, Cheryl A. Nunley

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 July, 19 99.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. PATRICIA NICHOLS

BOOK 11603 PAGE 452

1998 0619 0

IDENTIF. ✦ REFERENCE

99 AUG -3 PM 2:31

REGISTER
COUNTY, TN.

1344 08/02 0101 03CHECK 406.90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11603 PAGE 453

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

06198611
IDENTIF. ↑ REFERENCE

99 AUG -3 PM 2:32

REGISTER
DAVIDSON CO., TN.

CAMT	107000.00
CON TX	395.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	406.90
CHECK	406.90

08/02/99 01 14:37 0001 1344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499560