Box 17

WARRANTY DEED

BOOK 11642 PAGE 746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

LAURI A. BEASLEY NOTARY PUBLIC AT DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle Putnam	Mortgage Portfolio Services,	MAP 146-8
(NAME)	(NAME)	
5004 Trousdale Drive	4144 North Central Expressway	PARCEL 168
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dallas, TX 75204	6DU28690
(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, June M. Garner, unmarried

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

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. 239 on the Map of Section Three, Crieve Hall Estates, as of record in Book 2133, page 59, Register's Office for said County.

Said Lot No. 239 fronts 120 feet on the easterly side of Trousdale Drive and runs back between lines, 185 feet on the north line and 230 feet on the south line to a dead line in the rear on which it measures 128.1 feet.

Being the same property conveyed to James H. Garner and wife, June M. Garner by deed from Lewis E. Gaines and Joe Gaines of record in Book 2290, page 337, Register's Office for Davidson County, TN. The said James H. Garner having since died and the property vested in June M. Garner by estate by the entireties.

Subject to restrictions of record in Book 2154, page 326, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6296, page 926, and to all matters shown on the plan of record in Book 2133, page 59, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5004 Trousdale Drive, Nashville, TN 37220
(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 27th day of August, 1999

June M. Garner

3026 05/31 0101 03CHECK 636.30

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 June M. Garner

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 Nashville, Tennessee, this 27th day of August 1999.

Commission expires 11/24/2001

LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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 _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

06307541
IDENTIFICATION REFERENCE
99 AUG 31 PM 1:59
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11642 PAGE 748

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

0630754
IDENTIF. & REFERENCE

99 AUG 31 PM 1:59

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CAMT	
	169000.00
CON TX	625.30
PRFEE	1.00
MOEED	8.00
CFEE	2.00
TOTAL	636.30
CHECK	636.30

08/31/99 01 13:59 0001 3026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511081