Box 58-A

WARRANTY DEED

BOOK 11645 PAGE 717

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 74,000.00

Toni A. Cozart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 99

Dana B. Smith
Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 24, 2001 (AFFIX SEAL)

DANA B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
COMBOS & ASSOCIATES, P.C., 315 Deaderick Street, Ste. 1430, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni A. Cozart (NAME)	Pacific American Mtg. Co., a unit of Mortgage Portfolio Services, Inc. (NAME)	MAP 096-11-O-A
318 Hickory Place (ADDRESS)	Suite 900 4144 North Central Expressway (ADDRESS)	PARCEL 060.00 CO
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, Brenda J. Shackelford, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Toni A. Cozart, 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:

Land in Davidson County, Tennessee, being Unit No. H-1, Phase IV, on the plan of Hickory Place Condominiums, according to the Master Deed of record in Book 6472, page 435, re-recorded in Book 6476, page 663, as amended by Book 6654, page 910, said amendment corrected by Book 6759, page 533 and further amended by Book 7015, page 182; Book 7015, page 187 and by Book 7015, page 192, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 6250, page 795, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brenda J. Shackelford, unmarried, by deed from Janie L. Davenport, unmarried, of record in Book 10127, page 729, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: 1999 taxes which have been prorated and assumed by Grantee; the plan of record in Book 6250, page 795; the Master Deed of record in Book 6472, page 435, re-recorded in Book 6476, page 663, Book 6654, page 910, Book 6759, page 533, Book 7015, page 182, Book 7015, page 187 and in Book 7015, 192, Register's Office for Davidson County, Tennessee.

06314 24
JUVENILE & REFERENCE
99 SEP -2 AM 8:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.
01 CHECK
2814.80

unimproved ( )
This is improved (X) property, known as 318 Hickory Place, 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 my hand this 31st day of August, 19 99

Brenda J. Shackelford
Brenda J. Shackelford

BOOK 11645 PAGE 718

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 Brenda J. Shackelford, unmarried

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 31st day of August, 19 99.

Commission expires My Commission Expires NOV. 24, 2001

Dana B. Smith
Notary Public

DANA B. SMITH 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11645 PAGE 719

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

0631424

IDENTIF. ↑ REFERENCE

99 SEP -2 AM 8:10

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	284.80
CHECK	284.80

09/02/99 01 08:10 0001 3742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511784