STATE OF TENNESSEE
COUNTY OF Davidson

8046-M

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Jason Roake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 19 99

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: 1/25/03

MARK A. ELLMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 11650 PAGE 829

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Roake	Mortgage Portfolio Services, Inc.	94-01-337
(NAME)	(NAME)	
907 South 14th Street	4144 N. Central Expwy. Ste. 900	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37206	Dallas, Texas 75204	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Jerry Nail and Maurice Baldoni and Gary Baldoni

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason E. Roake, 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 Lot No. 57 on the Revised Plan of Shelby Heights, Section 1, as of record in Book 2330, page 171, Register's Office for said County.

Said Lot No. 57 fronts 50 feet on the easterly side of South 14th Street and extends back 145.9 feet on the southerly line and 147.9 feet on the northerly line to a dead line, measuring 56.5 feet thereon.

BEING the same property conveyed to Jerry Nail and Maurice Baldoni and Gary Baldoni by deed from Bank of America Illinois Trustee, filed of record in Book 11409, page 439, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 907 South 14th Street, Nashville, Tennessee 37206

99 SEP -3 PM 3:54
ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

06326633
(CERTIFICATE OF REFERENCE)

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 their hands this 24th day of August, 19 99.

Jerry Nail

Gary Baldoni

Maurice Baldoni

AUDITOR'S OFFICE CHECK
251.13

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named

Jerry Nail and Maurice Baldoni and Gary Baldoni

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 24th day of August, 1999.

My commission expires 1/25/03

Notary Public Mark A. Ellmore, Jr.

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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U0J2633

INSERT A REFERENCE

99 SEP -3 PM 3:54

REGISTER
DAVIDSON COUNTY, TN

CAMT	4900.00
CON TX	240.13
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	251.13
CHECK	251.13

09/03/99 01 15:54 0001 5011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1513033