99-8-50-Q

FILE BOX 19B

WARRANTY DEED

BOOK 11665 PAGE 632

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF September 19 99

Notary Public

SCOTT B. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRETT A. SANDBERG	MORTGAGE PORTFOLIO SERVICES, INC.	MAP 136-03-0-B
(NAME)	(NAME)	
3880 Priest Lake Drive, #55	4144 North Central Expressway	PARCEL 010CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75204	F.B.#; 02DX-07222
(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, BRENDA R. HARRELL, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRETT A. SANDBERG AND TROY STEPP, JR., BOTH 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. 55, Building No. 22, and the garage therewith in a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, Phase 2, and as established by a Master Deed, of record in Book 4651, Page 412, as amended in Book 4993, Page 692, Book 4979, Page 939, and Book 5189, Page 671, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Priest Lake Park Condominium Townhouses, as of record in Book 4675, Page 131, amended in Book 4675, Page 145, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Linda R. Mahan and Brenda R. Harrell, by Deed from James C. McCanless, Jr., and wife, Margaret P. Wright McCanless, of record in Book 9893, Page 435, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Brenda R. Harrell, by Deed from Linda R. Mahan, now Retzke, as of record in Book 10567, Page 632, said Register's Office.

397 09/17 0101 03CHECK 325.50

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements

CONTINUED

unimproved ( )
This is improved (X) property, known as 3880 Priest Lake Drive, #55, Nashville, TN 37217
(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 15th day of September 1999

BRENDA R. HARRELL
Brenda R. Harrell

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 R. HARRELL, 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 Brentwood, Tennessee, this 15th day of September 1999

Commission expires May 28, 2003

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

LEGAL DESCRIPTION CONTINUATION

thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Deed establishing a Horizontal Property Regime of Priest Lake Park Condominium Townhouses, of record as aforementioned, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SEP 17 PM 12:21
06367093
REFERENCE

DCTN01WC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11665 PAGE 634

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

0636709

REFERENCE

99 SEP 17 PM 12:24

			CAMT	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	325.50
			CHECK	325.50
09/17/99	01	12:27	0001	9397

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1517356