THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16827
File 9B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $134,200.00

Affiant

Subscribed and sworn to before me this 29th day of October, 1999.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr/Mrs Mark Steven Hilty 4911 Nebraska Avenue Nashville, Tennessee 37209	Mortgage Portfolio Services 5520 LBJ Freeway, Ste. 200 Dallas, Texas 75240	Map 103-3 Parcel 257 FB 25W 5425

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, NICOLE L. HART, unmarried

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MARK STEVEN HILTY AND WIFE, KRISTY M. HILTY

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4911 Nebraska Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 1999.

NICOLE L. HART

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, NICOLE L. HART, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of October, 1999.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

WARDEED

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly part of Lot No. 6, Block 21, on the Plan of Sylvan Park, not of record, described as follows:

Said part of Lot No. 6, Block 21, fronts 50 feet on the southerly margin of Nebraska Avenue, and extends back between parallel lines and with the easterly margin of Fiftieth Avenue 160 feet to an alley in the rear.

Being the same property conveyed to Nicole L. Hart, unmarried by deed from Buist F. Richardson and wife, Mary M. Richardson of record in Book 8983, page 749, said Register's Office.

This conveyance is made subject to: All matters appearing of record, said Register's Office.

06533856

99 NOV -3 PM 12:48

7534 11/02 0101 02CHECK 507.54

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11730 PAGE 113

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

0653856

99 NOV -3 PM 12:48

CAMT
134200.00
CON TX 496.54
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 507.54
CHECK 507.54

11/03/99 01 12:49 0001 7534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535274