ADDRESS NEW OWNER(S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS:
Migiridic Nalbantyan (NAME)	GMAC Mortgage Corporation of PA (NAME)	
2816 Valley Brook Place (STREET ADDRESS OR ROUTE NUMBER)	7320 Old York Road (STREET ADDRESS)	117-9-115
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	Melrose Park, PA 19126 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Two Hundred Fifty Three Thousand and 00/100---------- ($253,000.00)---------- DOLLARS cash in hand paid, the receipt of which is hereby acknowledged,

Robert B. Sneed, Jr. and wife, Glenda Sneed,

have bargained and sold, and by these presents do transfer and convey unto the said Migirdic Nalbantyan and wife, Barbara B. Nalbantyan

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 1, Section 2, Blackberry Hollow as shown on Plat recorded in Book 5200, Page 157, Register's Office, Davidson County, Tennessee, being bounded on the South by Valley Brook Place, on the West by Lot No. 2, on the North by Lot No. 3, on the East by Sycamore Lane and being more particularly described as follows: BEGINNING at a point in the North right-of-way of Valley Brook Place said point being a corner common with Lot No. 2 and being the Southwest corner of the Lot herein described, thence with Lot No. 2 North 06 degrees 08 minutes 13.6 seconds East 175.00 feet to a corner common with Lot No. 2 in the South line of Lot No. 3 thence with Lot No. 3 South 75 degrees 24 minutes 58.3 seconds East 106.58 feet to a corner in the West cul-de-sac right-of-way of Sycamore Lane, thence with Sycamore Lane on a curve to the left 49.42 feet (radius 50.00 feet) to a concrete marker thence on a curve to the right 21.03 feet (Radius 25.00 feet, tangent 11.18 feet) to a concrete marker, thence South 06 degrees 08 minutes 13.6 seconds West 71.10 feet to a concrete marker thence on a curve to the right39.27 feet (Radius 25.00 feet, Tangent 25.00 feet) to a concrete marker in the North Right-of-way of Valley Brook Place, thence with Valley Brook Place North 83 degrees 51 minutes 46.4 seconds West 104.88 feet to the Point of Beginning.

BEING the same property conveyed to Robert B. Sneed, Jr., by deed from Gilbert Naylor Smith, of record in Book 5944, Page 606, Register's Office for Davidson County, Tennessee.

Reference to Last Registered Instrument: The within described property is the same property as referred to in the deed of trust of record in Book 5960, page 352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to taxes for the current year, easements, setback lines, owner's certificate and all matters of record in the Register's Office, Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2816 Valley Brook Place (House Number) (Street)
Nashville, Tennessee 37215
(P. O. Address) (City or Town) (Zip Code)

02/17/87 SCI CHECK

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 seised 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.

Whenever 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 our hands this 17th day of February, 1987

Glenda Sneed

Robert B. Sneed, Jr.

773

BOOK 7140 PAGE 280

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert B. Sneed, Jr. and wife, Glenda Sneed

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 17th day of February, 1987.

My commission expires 17 May, 1987 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 253,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Mignonne Gallagher

Sworn to and subscribed before me
this 17th day of February, 19 87.

My commission expires 17 May, 1987 Notary Public

This instrument was prepared by:

Name	Address
Devereaux D. Cannon, Jr., Attorney	344-4th Avenue North, Nashville, Tennessee 37219

FILE TICOR TITLE INSURANCE COMPANY

9.4 9.24

IDENTIFICATION REFERENCE

FEB 18 3 01 PM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7140 PAGE 281

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2530 . 0- CRMT 700.40 STTAX .50 PRFE 0.00 WDT CHECK 714.90-	
			1773.02/10/87 SAL .0-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.9.2.4

IDENTIFICATION REFERENCE

FEB 18 3 07 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No47102