BOOK 8617 PAGE 1 File 27-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 92

Notary Public

MY COMMISSION EXPIRES. September 26 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cynthia J. Jensen (NAME)	GMAC Mortgage Corporation of PA (NAME)	104-13
3615 Valley Vista Road (ADDRESS)	8360 Old York Road (ADDRESS)	200/201
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (CITY) (STATE) (ZIP)	7DA 02455

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, James H. Brown and wife, Bernita Brown and Daniel B. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia J. Jensen, 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. 18 of Block "B" on the Plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, described as follows:

Beginning on the southerly margin of Valley Vista Road at the corner of Lots Nos. 18 and 19; thence with said road westwardly 70 feet to the corner lots nos. 17 and 18; thence southwardly 126.81 feet to the common corner of lots nos. 17 and 18, 29 and 30; thence with the line between lots nos. 18 and 30, eastwardly 60 feet to the common corner of lots nos. 18, 19, and 30, thence with the line between lots nos. 18 and 19, northwardly 118.54 feet to the point of beginning.

Being the same property conveyed to James H. Brown and wife, Bernita Brown as tenants by the entirety and as tenants in common with Daniel B. Brown by deed from Joseph L. Lackey, Jr. of record in Book 6664, page 392, and also being the same property conveyed to James H. Brown and wife, Bernita Brown as tenants by the entirety and as tenants in common with Daniel B. Brown by Quitclaim deed from the Metropolitan Government of Nashville and Davidson County of record in Book 7404, page 738, Register's Office for Davidson County, Tennessee.

07078 IDENTIF. REFERENCE MAY 4 11 13 AM '92 DAVIDSON COUNTY TN

3098 05/04 0101 03CHECK 371.45

unimproved ( )
This is improved (X) property, known as 3615 Valley Vista Road, Nashville, TN 37205
(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 our hand s this 27th day of April 19 92

James H. Brown

Daniel B. Brown

Bernita Brown by James H. Brown Attorney in fact

Myra G. Brown

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 James H. Brown and wife, Bernita Brown and Daniel B. Brown

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 Brentwood, Tennessee, this 27th day of April 19 92.

Commission expires September 26, 1992

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

STATE OF TENNESSEE

County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

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

_____

My commission expires: _____ **Notary Public**

WARRANTY DEED

FROM

James H. Brown and wife, Bernita Brown and Daniel B. Brown

TO

Cynthia J. Jenson

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	78500.00
CON TX	364.45
PRFEE	1.00
WDEED	6.00
TOTAL	371.45
CHECK	371.45

[illegible]/92 01 11:11 0001 3096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07078

IDENTIF. REFERENCE

[illegible] 13 AM '92

[illegible] COUNTY TN.

No. 527372