BOOK 10692 PG 139

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November 1997

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
NEIL L. JORGENSEN 2006 26th Avenue, South Nashville, Tennessee 37212	MORTGAGE PORTFOLIO SERVICES, INC 4144 N. Central Expressway #160 Dallas, Texas 75204	MAP 104-11 PARCEL 251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100----------(S 170,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s , the receipt of which is hereby acknowledged, we , ROBERT ANTHONY MCTAMANEY, III AND CATHERINE MCTAMANEY, BOTH UNMARRIED

hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto NEIL L. JORGENSEN AND WIFE, SUE A. JORGENSEN

hereinafter called the Grantee s , their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the southerly 65.0 feet of Lots Nos. 61 and 62 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Book 421, page 7, Register's Office for Davidson County, Tennessee.

SAID property fronts 65.0 feet on the westerly margin of 26th Avenue, South, and extends back between parallel lines 120.0 feet with the northerly margin of an alley to a dead line.

BEING the same property conveyed to Robert Anthony McTamaney, III and Catherine McTamaney, as tenants in common, by deed from David A. York, Jr., a single person, of record in Book 9578, page 335, Register's Office for Davidson County, Tennessee.

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037114.9

This is improved property known as 2006 26th Avenue, South, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s , their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE s that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Bransford Realty Company's S D of Edgar Jones Home of record in Book 421 , page 7 , Register's Office for Davidson County, Tennessee

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th day of November, 19 97.

ROBERT ANTHONY MCTAMANEY, III
by attyinfact

CATHERINE MCTAMANEY

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 CATHERINE MCTAMANEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Catherine McTamaney to me known to be the person who executed the foregoing instrument in behalf of Robert Anthony McTamaney, III, and acknowledged that she executed the same as the free act and deed of the said Robert Anthony McTamaney, III.

Witness my hand and seal this 18th day of November, 1997.

Notary Public

My commission expires: 11/22/97

MITCHELL A. WHITE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0785 11/21/1997 03:CHECK 638.00

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 170000.00
CON TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00

11/21/97 01 09:49 0001 0785

CHECK 638.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

037214 9

IDENTIFICATION REFERENCE

97 NOV 21 AM 9:46

REGISTER
DAVIDSON CO. TN.

No. 1223352