BOOK 11254 PAGE 189

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Kirk H. Brandon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF December, 1998.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk H. Brandon & Wife 536 Toby Lynn Drive Nashville, TN 37211	PHH Mortgage Services Corp 6000 Atrium Way Mt. Laurel, NJ 08054	Map 161.11 Parcel 77

FOR AND IN 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,

RICK JENSEN AND WIFE, VICTORIA JENSEN (BY AND THROUGH MARCIA CARTER, ATTORNEY IN FACT)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KIRK H. BRANDON AND WIFE, RENEE G. BRANDON

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:

BEING LOT NO. 312 ON THE PLAN OF HUNTINGTON PARK, SECTION FOUR, AS OF RECORD IN PLAT BOOK 4460, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.
BEING THE SAME PROPERTY CONVEYED TO RICK JENSEN AND WIFE, VICTORIA JENSEN BY DEED FROM RANDALL WAYNE JONES AND LINDA LEE JONES, BOTH UNMARRIED DATED MAY 10, 1996 OF RECORD IN BOOK 10048, PAGE 754, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1. 1999 taxes and subsequent years.
2. Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 74, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of said lot, and a 10' easement for utilities and drainage purposes along the rear of said lot.
3. Property is subject to Restrictive Covenants contained in Book 4580, Page 487, Register's Office for Davidson County, Tennessee.
4. Any and all restrictions, conditions and easments of record.

This is improved property known as: 536 Toby Lynn Drive, Nashville, Tn 37211
(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 9TH day of December, 1998.

Rick Jensen (by) Marcia Carter, Atty.-in-Fact
RICK JENSEN

Victoria Jensen (by) Marcia Carter, Atty.-in-Fact
VICTORIA JENSEN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Marcia Carter, Attorney-in-Fact for Rick Jensen and wife, Victoria Jensen, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Rick Jensen and wife, Victoria Jensen for the purposes therein contained.

WITNESS my hand and official seal this 9th day of December, 1998.

Susan Hardy Ewing
NOTARY PUBLIC

My Commission Expires:

1-26-2002

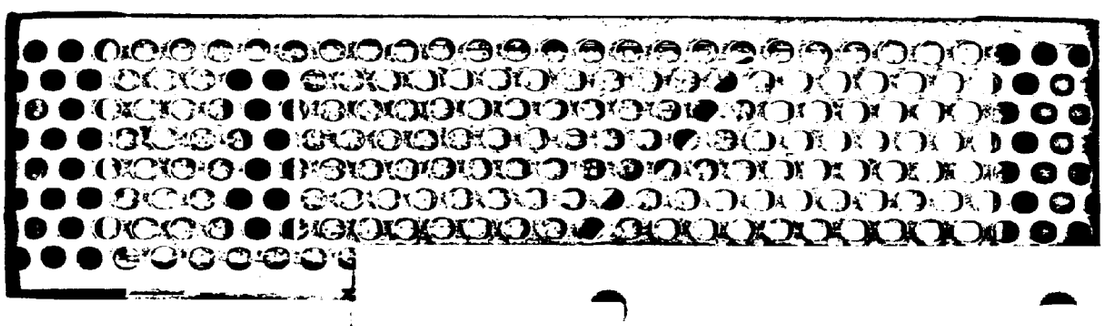
0525850
IDENTIFICATION REFERENCE

98 DEC 15 PM 4:21

REGISTER
DAVIDSON COUNTY, TN.

1182 12/15 0101 03CHECK 388.40

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076



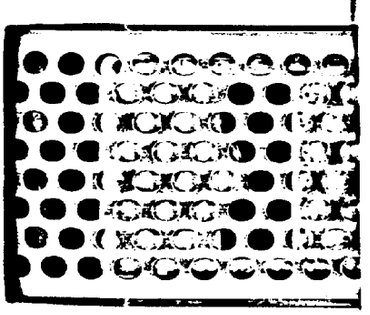
OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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



0525850
IDENTIF. & REFERENCE

98 DEC 15 PM 4:21
BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

BOOK 11254 PAGE 191

	CAMT
	102000.00
CON TX	377.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	388.40
CHECK	388.40

12/15/98 01 16:21 0001 1182

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1400642