Davidson County DEEDWARR
Recvd: 11/01/07 15:03 2 pgs
Fees:13.00 Taxes:501.35
20071101-0129105

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 07100425

Return To
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

CRT 70522

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $135,500.00.

Affiant

Subscribed and sworn to before me, this 26th day of October, 2007 .

Notary Public
My Commission Expires: 7/21/11

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Jensen 1709 Sherwood Lane Nashville TN 37206	New Owner	Tax Parcel ID No. 072-16-002.00

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, **Robert J. Miller and Tonya S. Valentine, joint tenants** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **David Jensen**, an unmarried man ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9, SHERWOOD SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Robert J. Miller and Tonya S. Valentine, Joint Tenants with the Right of Survivorship by Warranty Deed from Judith P. Murphy recorded on the 31st day of July, 2007 at Instrument No. 20070731-0090953; Also being the same property conveyed to Fletcher W. Patterson and wife, Virginia G. Patterson by Warranty Deed from The Tennessee Building and Supply Company, recorded on the 4th day of September, 1948 in Deed Book 1637, Page 261, in the Register's Office of Davidson County, Tennessee. Both Grantees are now deceased. Fletcher W. Patterson was the last to pass on January 8, 2007. Per the Order of Probate filed January 12, 2007, Probate No: 07P-79, in the Seventh Circuit Court for Davidson County, Tennessee, Judith P. Murphy is the sole beneficiary.

This is improved property located at 1709 Sherwood Lane Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 26th day of October, 2007 .

Robert J. Miller

Tonya S. Valentine

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert J. Miller and Tonya S. Valentine, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2007.

Notary Public

My Commission Expires: 11/22/10

