BOOK 5191 PAGE 822

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF August, 1977.

Notary Public

MY COMMISSION EXPIRES: 2/24/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTY., 20th Fl. - 1st American Center, Nashville, Tn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLEY T. NIVENS (NAME)	REALTY MORTGAGE, INC. (NAME)	Map 119-1
359 Glenrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway - Suite 250 (STREET ADDRESS)	Par. 31
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	6DA/15642

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, JESSE A. SENSING, and wife ALTIE W. SENSING

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLEY T. NIVENS, and wife BETTY ANN NIVENS

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 Not No. 16 on the Plan of the Subdivision of the G. P. Rose Property of the Nolensville Pike, as of record in book 547, page 74, Register's Office for said County.

SAID Lot No. 16 fronts 53 feet on the southerly side of Glenrose Avenue and runs back between parallel lines 170 feet to a dead line.

BEING the same property conveyed to Jesse A. Sensing and wife Altie W. Sensing, by deed from Oakes and Smith Realty Co., Inc., of record in Book 4347, page 455, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 359 Glenrose Avenue, Nashville, Tn.
(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 19th day of August, 1977

Jesse A. Sensing
JESSE A. SENSING

Altie W. Sensing
ALTIE W. SENSING

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JESSE A. SENSING, and wife ALTIE W. SENSING

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of August 19 77

Commission expires 2/7/79

Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
JESSE A. SENSING, and wife
ALTIE W. SENSING

TO
CHARLEY T. NIVENS, and wife
BETTY ANN NIVENS

Please record and file in Box "7"

E 2 3 6 4 0

IDENTIF. REFERENCE

SEP 1 10 39 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP-1-77	CONV	18,000.00			
SEP-1-77	S'TAX		B*	46.80	
SEP-1-77	PR'FEE		B*	.50	
SEP-1-77	W'DEED		B*	4.00	* 51.30