STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 68,234.41

Subscribed and sworn to before me, this the 3rd day of February 19 89

My commission expires: 1-10-93 (Affix Seal)

X Lurton E. Lipscomb Affiant

Notary Public Kenneth C. Kant

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Superior Title & Escrow Services, Inc.
103 Sumner Court, Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Lurton E. Lipscomb, Jr.	America's Mortgage Company
87 Sunnyside Dr. (STREET ADDRESS)	P.O. Box 1201 (STREET ADDRESS)
Nashville TN 37207 (CITY STATE ZIP)	Springfield, Illinios 62701 (CITY STATE ZIP)

MAP & PARCEL NO. 050-02-0 036.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Pat K. Sensing, a married man

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Lurton E. Lipscomb, Jr.

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 31 on the plan of Willow Creek Section 2 as of record in Book 5200 at page 630, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the part of same property conveyed to Grantor(s) by Quitclaim deed of record in Book 6693 at page 399, Register's Office for said County.

This conveyance is made subject to taxes for the year 1989 and subsequent years, restriction, easements and conditions of record.

Grantee hereby agrees to assume the remainder of the unpaid principal balance of an indebtedness evidenced by a Deed of Trust given for the benefit of Capitol Mortgage Corporation, dated March 31, 1985 and recorded in Book 6552 at page 384, said Register's Office.

Joan A. Sensing, spouse of Pat K, Sensing, joins in this conveyance for the purposes of conveying any and all right, title and interest she may have in subject property as a result of marriage.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 3621-3623 Willow Creek Court, Nashville, Tennessee 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 3rd day of February 19 89

X Pat K. Sensing

Joan A. Sensing

State of Tennessee
County of Davidson

On this 3rd day of February, 19 89, before me personally appeared Pat K. Sensing, joined by his wife, Joan A. Sensing to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:
1-10-93

Notary Public
Kenneth C. Kant

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____
Notary Public

File # 9-0081

6034 02/09 0101 03CHECK 231-56

WARRANTY DEED

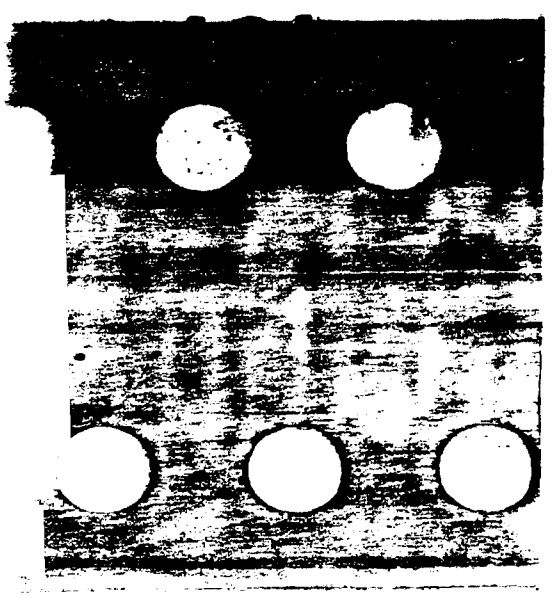
SUPERIOR TITLE
&
Escrow Services, Inc.

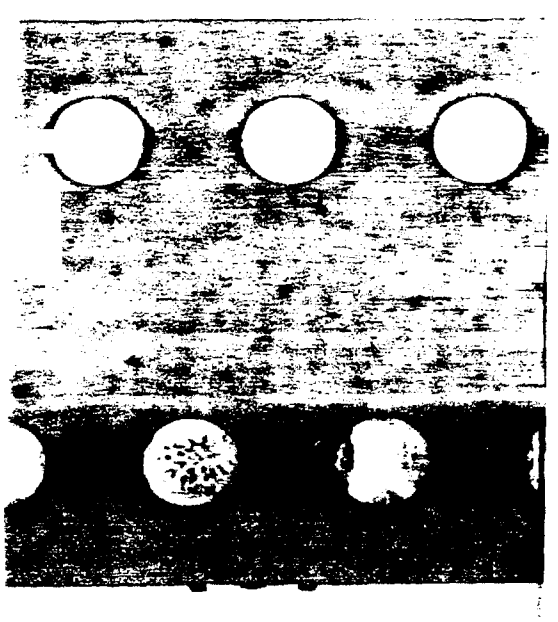
103 SUMNER COURT
HENDERSONVILLE, TN 37075
(615) 822-9232

FEB 9 12 11 PM '89

RUSH

07909





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 801

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 66234.41
CON TX 225.06
PRFEE 0.50
WDEED 6.00
TOTAL 231.56
CHECK 231.56

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/09/89 01 015 0001 6034

07989

FEB 9 12 11 PM '89

No. 180519