BOOK 7874 PAGE 254

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

x Joel L. Sensing
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Joel L. Sensing (NAME)	First Tennessee Bank National Association (NAME)	136-14-0
520 Bluewater Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1000, Dept. 47 (STREET ADDRESS)	75.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38148 (CITY) (STATE) (ZIP)	

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, Ernest W. Towers and wife, Patricia B. Towers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel L. Sensing and wife, Deborah K. Sensing

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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Castlegate, Section 1, of record in Plat Book 4460, Page 115, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ernest W. Towers and wife, Patricia B. Towers by deed from David W. Norgard and wife, Nancy E. Norgard, of record in Book 6180, Page 211, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

8922 06/27 0101 03CHECK 316.70

4435 I.

IDENTIFICATION

Jun 27 9 50 AM '89

unimproved (XX)
This is improved (XX) property, known as 520 Bluewater Drive, Nashville, TN 37217
(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 hands this 23rd day of June, 19 89

Ernest W. Towers

Patricia B. Towers

STATE OF TENNESSEE
Davidson County

BOOK 7874 PAGE 255

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ernest W. Towers and wife, Patricia B. Towers

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

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of June, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

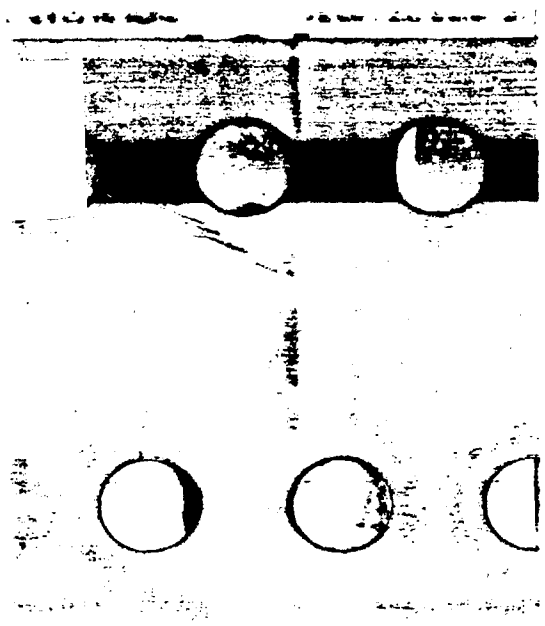
FROM

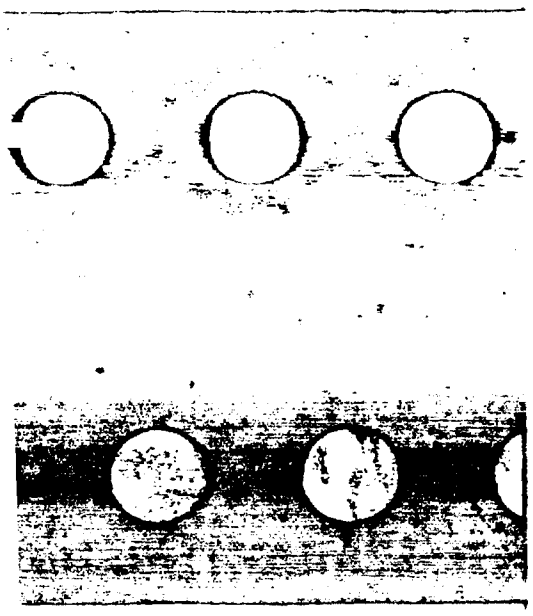
Ernest W. Towers and wife, Patricia B. Towers

TO

Joel L. Sensing and wife, Deborah K. Sensing

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 256

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 94000.00
				CON TX 310.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 316.70
				CHECK 316.70
06/27/89	01	09:52 0001	8922	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4435L

IDENTIFICATION REFERENCE

Jun 27 9 50 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 223209