Box 18 (cmc)

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (GST)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED AND BILL OF SALE

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):
Jimmy & Gayle Sensing 1220 General George Patton Road Nashville, TN 37221	Same	Map No. 142-9-E Parcel No. 20

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, GLENN S. THOMAS and wife, JULIANNE B. THOMAS, ("Grantor"), has this day bargained and sold, does hereby transfer and convey unto JIMMY SENSING and wife, GAYLE SENSING ("Grantee"), certain real property in Davidson County, Tennessee, as described as follows:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Seven, Phase One, a Horizontal Property Regime, as of record in Book 5200, pages 705 and 706, said Register's Office, the part hereby described being:

Unit No. 1200 said Plan, together with the carport designated No. 1220-C shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Seven.

Being the same property conveyed to Glenn S. Thomas and wife, Julianne B. Thomas by deed from Haury and Smith Contractors, Inc. of record in Book 7214, page 439, said Register's Office.

This is improved property known as:

1220 General George Patton Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs, and assigns, forever.

GRANTORS covenant and bind themselves, their heirs and representatives to warrant specially and forever to defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors but not further or otherwise.

GRANTOR does hereby further grant, bargain, sell, transfer and deliver unto Grantee, their heirs and assigns, all fixtures (including, but not limited to, all built-in kitchen appliances and ceiling fans) light fixtures, wall-to-wall carpeting, window treatments in the kitchen, living room, master bath and all mini blinds, all of which are located on or in said real property described hereinabove (the "Personal Property"). Grantor covenants and binds themselves, their heirs and representatives to warrant specially and forever to defend the title to said Personal Property to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

NOTWITHSTANDING the foregoing, all personal property is being sold "as is" without any warranties, expressed or implied from Grantor.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantors executed this instrument on this 29th day of June, 1990.

Glenn S. Thomas
Glenn S. Thomas

Julianne B. Thomas
Julianne B. Thomas

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Glenn S. and Julianne B. Thomas, 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 29th day of June, 1990.

Lea Ann Riggan
Notary Public

LEA ANN RIGGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/20/92

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $103,300.00

Jimmy Sensing
Affiant

Subscribed and sworn to before me, this 29th day of June, 1990.

Lea Ann Riggan
Notary Public

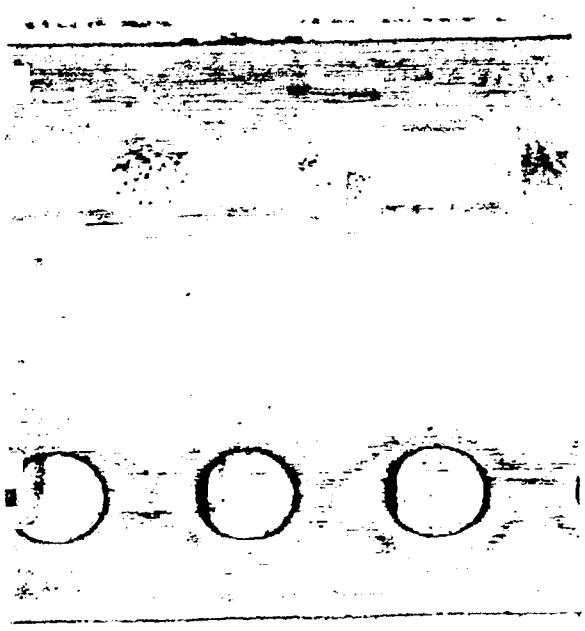
LEA ANN RIGGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/20/92

JUN 29 2 21 PM '90

5382 06/29 0101 03CHECK 347.89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8142 PAGE 521

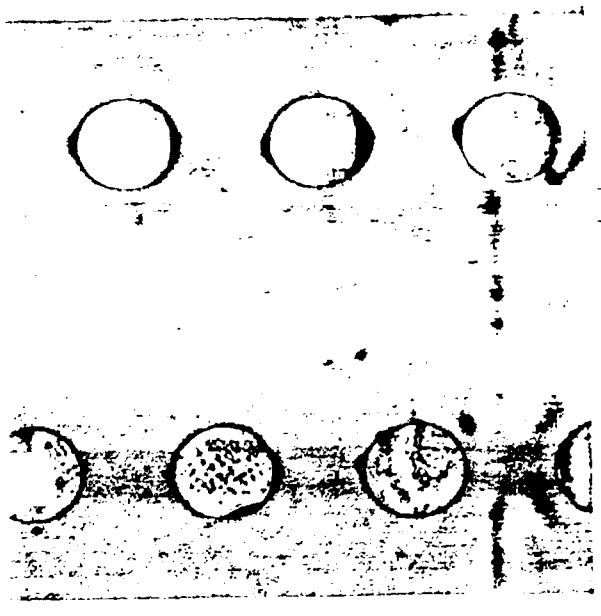
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 103300.00
CON TX 340.89
PRFEE 1.00
WDEED 6.00
TOTAL 347.89
CHECK 347.89

06/29/90 01 14:22 0001 5382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3801.0

JUN 29 2 21 PM '90

No. 33297