PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) (Title No: 32971)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 122500.00

Affiant

Sworn and subscribed before me this 23rd day of March, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:

J. Alan Jensen
Kim K. Jensen
3901 Charlotte Avenue
Nashville, Tennessee 37209

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
092-13-0 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry J. Rogers,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **J. Alan Jensen and spouse, Kim K. Jensen,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being Lot No. 1 of Block No. 5 on the plan of Charlotte Park Cpmpany's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50 feet on the southerly side of Charlotte Avenue and runs back between parallel lines with the westerly margin of 39th Avenue North, formerly B Street, 150 feet to an alley.

BEING the same property conveyed to James L. Connors, Terry J. Rogers, Jerry E. Griffin, a partnership d/b/a CRG Properties by deed from Wayne L. Thompson and wife, Charlotte W. Thompson of record in Book 7479, page 117, said Register's Office. By Quitclaim Deed of record in Book 7550, page 455, said Register's Office, the said James L. Connors conveyed his interest in subject property to Terry J. Rogers and Jerry E. Griffin, a partnership, d/b/a CRG properties. By Quitclaim Deed of record in ook 8120, page 253, said Register's Office, the said Jerry E. Griffin conveyed his interest in subject property to Terry J. Rogers, an individual, d/b/a CRG Properties, a sole proprietorship.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Barbara Rogers, the spouse of Terry J. Rogers, joins in this conveyance solely to convey any marital rights she may have in subject property.

MAR 26 8 51 AM '93 DAVIDSON COUNTY, TENN. IDENTIFICATION REFERENCE 0 3 3 6.0

This is improved property, known as: 3901 Charlotte Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of March, 1993.

Terry J. Rogers

Barbara Rogers

5873 03/26 0101 03CHECK 462.25

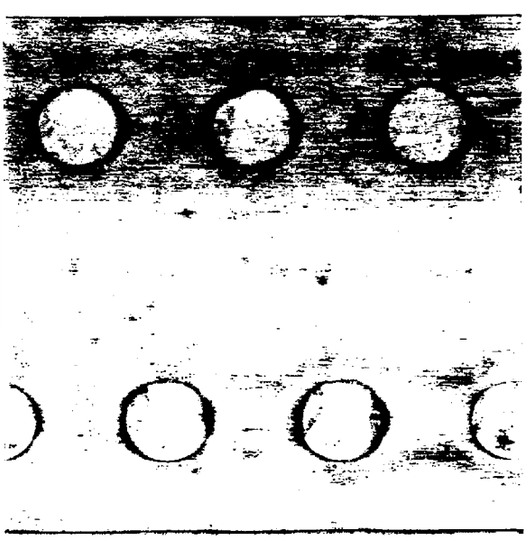
State of Tennessee
County of Davidson

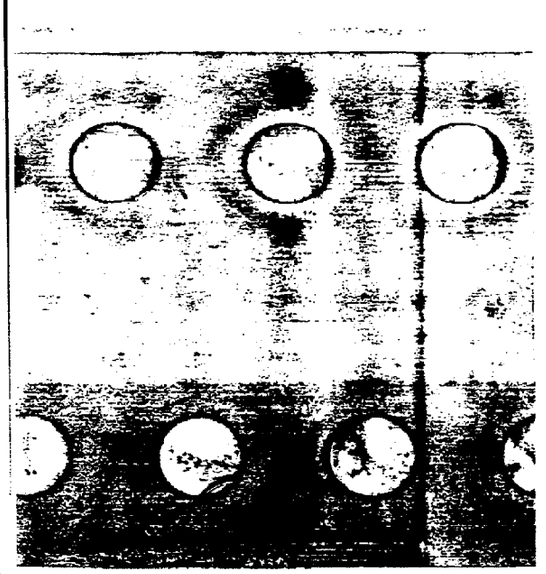
On this 23rd day of March, 1993, before me the undersigned authority, personally appeared **Terry J. Rogers and Barbara Rogers,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8896 PAGE 610

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 122500.00
CON TX 453.25
PRFEE 1.00
WDEED 8.00
TOTAL 462.25
CHECK 462.25

03/26/93 01 08:50 0001 5873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03360

IDENTIFI REFERENCE

MAR 26 8 51 AM '93

DAVIDSON COUNTY, TN

No. 633346