28

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Prepared by:
CANNON, JR.
Counselor at Law
8th Avenue North
ville, Tennessee 37219

Name and Address of Owners:
Peter A. Jensen, Jr. and wife, Betty B. Jenson
1808 Castleway Lane
Atlanta, Georgia 30345

Person Responsible for Payment of Taxes:
same

Map & Parcel No.:
92-13-2.01

Warranty Deed

This Instrument, entered into this 30th day of July, 1993, by and between

DONALD M. FORD and wife SANDRA J. FORD,
hereinafter referred to as First Parties, and

PETER A. JENSEN, JR. and wife, BETTY B. JENSEN,
hereinafter referred to as Second Parties,

Witnesseth:

That, for and in consideration of the sum of Sixty Thousand and no/100ths ($60,000.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged by First Parties, First Parties have this day bargained and sold, and do hereby transfer and convey to the Second Parties all of their right, title and interest in and to the following described tract of land, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County.

BEING a portion of the property conveyed to First Parties by deed of record in Book 6881, page 874, Register's Office for Davidson County, Tennessee.

The First Parties herein reserve to themselves, and their heirs and assigns, an easement for ingress and egress across the southwesterly corner of Lot No. 3, described as follows:

Beginning at a point in the northerly line of a 20' alley, said point being 30 feet in an easterly direction from the common corner in said line of said alley of Lots Nos. 3 and 4 on the plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County, thence, along the northern margin of said alley in a westerly, 30 feet to the common corner of Lots Nos. 3 and 4; thence, along the common dividing line of said Lots Nos. 3 and 4, in a northerly direction, 32 feet to a point; thence, in a southeasterly direction, crossing Lot No. 3, 43.86 feet, more or less, to the point of beginning.

The above description of the easement reserved by the First Parties was agreed upon by the parties without the benefit of a survey.

To have and to hold said property, with all of the hereditaments and appurtenances thereunto appertaining, to the Second Parties, their heirs and assigns, forever.

First Parties covenants with the Second Parties that they are lawfully seized and possessed of said real property, and that they have a good and lawful right to convey the same, and that said property is unencumbered, except for the lien of the real estate taxes for the year 1993.

First Parties further covenant to forever warrant and defend the title to said property to the Second Parties against the lawful claims of all persons whomsoever.

In Witness Whereof, we have hereunto set our hands and seals the day and year first above written.

Donald M. Ford {L.S.}
DONALD M. FORD

Sandra J. Ford {L.S.}
SANDRA J. FORD

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DONALD M. FORD and wife SANDRA J. FORD**, with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

In witness whereof, I have hereunto set my hand and seal this 30th day of July, A.D. 1993.

My commission expires:
4/22/95

J. Lewis Smith
Notary Public

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 1993.

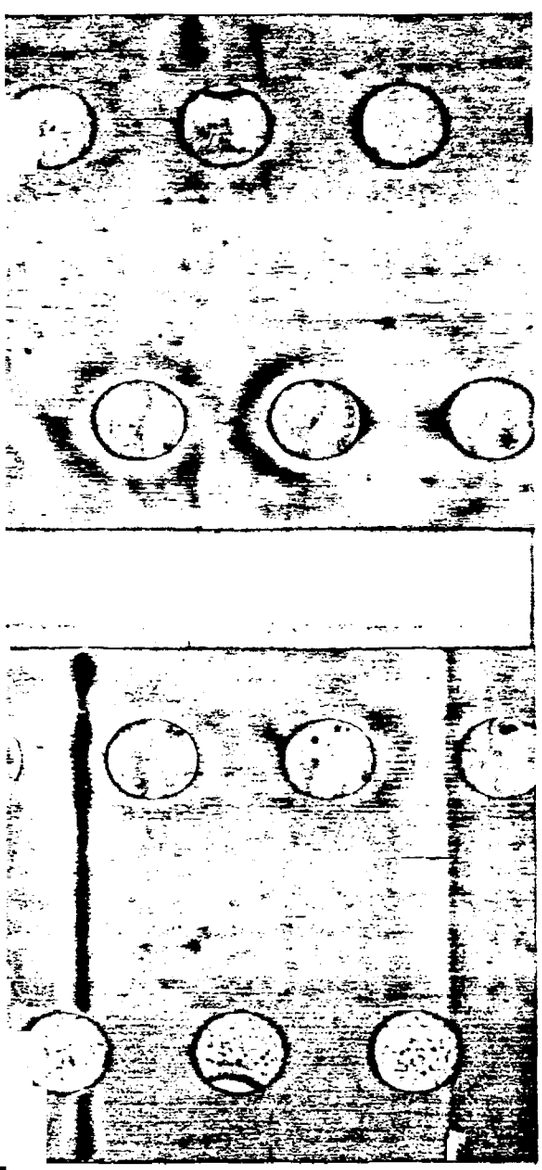
J. Lewis Smith
Notary Public

My Commission expires: 4/22/95

93 JUL 30 PM 1:10
REGISTER
DAVIDSON COUNTY, TN

46719
IDENTIF. ↑ REFERENCE

7223 07/30 1101 03CHECK 231.00



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

RECEIVED OF _____

FOR _____

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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
			CHMT	60000.00
			CON TX	222.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	231.00
			CHECK	231.00
07/30/93	01		16:20 0001	0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46719
IDENTIF. # REFERENCE

93 JUL 30 PM 4:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 680454