BOOK 9125 PAGE 366

STATE OF TENNESSEE
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,800.00

Phyllis Kunkel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 19 93

Notary Public

MY COMMISSION EXPIRES: November 19, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PHYLLIS KUNKEL, UNMARRIED	FIRST TENNESSEE BANK NATIONAL	4D 44095
(NAME) 1302 CLARKE STREET	(NAME) P.O. BOX 1000, DEPT. 47	53-3-189
(STREET ADDRESS OR ROUTE NUMBER) OLD HICKORY , TN 37138	(STREET ADDRESS) MEMPHIS, TN 38148	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

FRANCES M. SENSING, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PHYLLIS KUNKEL, UNMARRIED

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. 202, SECTION B, VILLAGE OF OLD HICKORY, AS SHOWN ON PLAN RECORDED JULY 16, 1948, BOOK 1424, PAGE 67, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FRONTING 56.6 FEET ON CLARKE STREET, CONTAINING 0.12 ACRES, MORE OR LESS;

SUBJECT TO AND/OR RESERVING ONE (1) PERMANENT EASEMENT 5 FEET WIDE FOR UTILITIES; AND ALL RIGHTS IN CONNECTION WITH SAID EASEMENT, INCLUDING THE INGRESS AND EGRESS OVER THE PROPERTY HEREIN CONVEYED FOR SERVICING EASEMENT, ARE EXPRESSLY RESERVED TO THE GRANTOR, ALL AS SHOWN ON SAID RECORDED PLAN, WHICH IS MADE A PART OF THIS DESCRIPTION BY REFERENCE THERETO.

BEING THE SAME PROPERTY CONVEYED TO GROVER L. SENSING AND WIFE, FRANCES M. SENSING BY DEED OF RECORD IN BOOK 1882, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GROVER L. SENSING HAVING SINCE DIED ON APRIL 20, 1989, IN DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

93 OCT 25 PM 1:53

MAIL ENV.

77517 IDENTIF. REFERENCE

This is improved X unimproved property, known as 1302 CLARKE STREET , OLD HICKORY , TN , 37138
(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 my hand this 18th day of October , 19 93

Frances M. Sensing
FRANCES M. SENSING, UNMARRIED:

STATE OF SOUTH CAROLINA

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COUNTY OF RICHLAND

ACKNOWLEDGEMENT

Personally appeared before me Frances M. Sensing, unmarried, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand, of office, this 18th day of October, 1993

Commission expires: 3/6/97

Notary Public of South Carolina

5561 10/25 0101 03CHECK 182.16

WARRANTY DEED

FROM

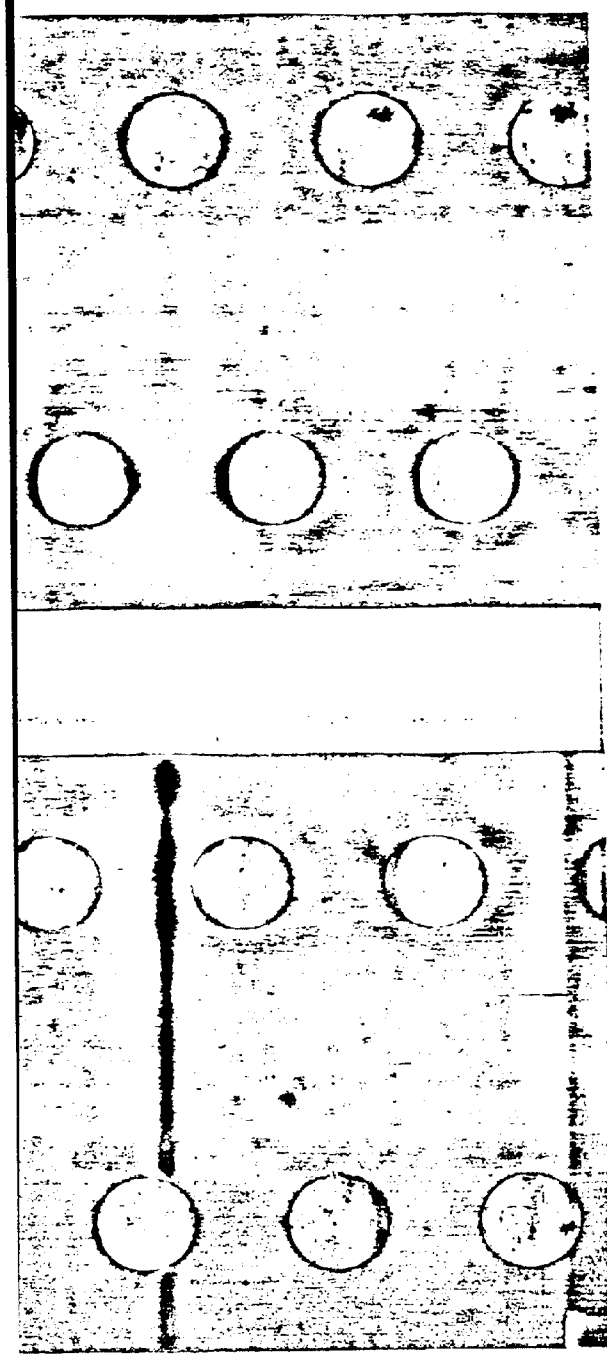
FRANCES M. SENSING, UNMARRIED

TO

PHYLLIS KUNKEL, UNMARRIED

PLEASE RETURN TO:

AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9125 PAGE 368

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 46800.00
				CON TX 173.16
				PRFEE 1.00
				WDEED 8.00
				TOTAL 182.16
				CHECK 182.16

10/25/93 01 13:33 0001 5561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77517 IDENTIF. & REFERENCE

93 OCT 25 PM 1:33

REGISTER

No. 713385