PREPARED BY (AND RETURN TO):

BOOK 10167 PG 468

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38102

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronnie G. Dunn Janine M. Dunn 2281 Old Hickory Boulevard Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: Map 157 Parcel 13 07D 37375

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 **Wilbur C. Sensing, Jr. and Lucy T. Sensing, Co-Trustees of the Wilbur C. Sensing, Jr. Generation-Skipping Trust (1/3 interest), Mrs. Dorothea Sensing Hetzel and Ms. Dorothea S. Hetzel, Co-Trustees of the Dorothea Sensing Hetzel Generation-Skipping Trust (1/3 interest), and Katherine Sensing Hill and Robert S. Hill, III, Co-Trustees of the Katherine Sensing Hill Generation-Skipping Trust (1/3 interest)**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronnie G. Dunn and spouse, Janine M. Dunn,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson and Williamson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson and Williamson County, Tennessee, described as follows:

BEGINNING at a metal fence post in the southerly right-of-way of Old Hickory Boulevard, said post being the northwesterly corner of the herein described property and the northeasterly corner of the Chalfont Property as of record in Deed Book 5609, page 159, Register's office for Davidson County, Tennessee, and being approximately 70 feet in an easterly direction from the intersection of Old Hickory Boulevard and Chickering Road; thence with the said southerly right-of-way South 82 degrees 54' 08" East 353.67 feet to an iron rod in the northwesterly property line of Middleton Subdivision as recorded in Plat Book 6900, page 257, said Register's Office; thence leaving said right-of-way and with the westerly line of said subdivision South 06 degrees 39' 50" West 1536.61 feet to an iron rod; thence with the southerly line of said subdivision South 82 degrees 07' 40" East 338 feet to a new iron rod; thence South 07 degrees 52' 20" West 202.20 feet to a new iron rod; thence North 83 degrees 27' 39" West 698.10 feet to a concrete monument; thence North 07 degrees 01' 01" East 1,750.13 feet to the point and place of beginning.

BEING a part of the same property described in a deed to Wilbur C. Sensing of record in Book 79, page 513, Register's office of Williamson County, Tennessee and in Book 1179, page 43, Register's office of Davidson County, Tennessee, the said Wilbur C. Sensing having since died leaving a Last Will and Testament of record in Will Book 148, page 825, Probate Clerk's Office for Davidson County, Tennessee, and being part of the property conveyed to Katherine M. Sensing by deed of record in Book 8151, page 668, said Register's Office. Being the same property conveyed to Wilbur C. Sensing, Jr. and Lucy T. Sensing, Co-Trustees of the Wilbur C.

Sensing, Jr. Generation Skipping Trust (1/3 interest), Mrs. Dorothea Sensing Hetzel and Ms. Dorothea S. Hetzel, Co-Trustees of the Dorothea Sensing Hetzel Generation-Skipping Trust (1/3 interest), Katherine Sensing Hill and Robert S. Hill, III, Co-Trustees of the Katherine Sensing Hill Generation Skipping Trust (1/3 interest) by deed from Dorothea Sensing Hetzel, individually and as Co-Executor of the Estate of Katherine M. Sensing, Katherine Sensing Hill, individually and as Co-Executor of the Estate of Katherine M. Sensing, Wilbur C. Sensing, Jr., Individually and as Co-Executor of the Estate of Katherine M. Sensing of record in Book 9292, page 225, said Register's Office.

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

This is improved property, known as: 2281 Old Hickory Boulevard, Nashville, TN 37215

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 August, 1996.

Wilbur C. Sensing, Jr., Co-Trustee of the Wilbur C. Sensing, Jr. Generation-Skipping Trust

Lucy T. Sensing, Co-Trustee of the Wilbur C. Sensing, Jr. Generation-Skipping Trust

Dorothea Sensing Hetzel, Co-Trustee of the Dorothea Sensing, Hetzel Generation-Skipping Trust

Dorothea S. Hetzel, Co-Trustee of the Dorothea Sensing, Hetzel Generation-Skipping Trust

Katherine Sensing Hill, Co-Trustee of the Katherine Sensing Hill Generation-Skipping Trust

Robert S. Hill, III, Co-Trustee of the Katherine Sensing Hill Generation-Skipping Trust

State of Tennessee
County of Davidson

On this 23rd day of August, 1996, before me the undersigned authority, personally appeared **Wilbur C. Sensing, Jr.**, and **Lucy T. Sensing**, 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.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

On this 23rd day of August, 1996, before me the undersigned authority, personally appeared **Mrs. Dorothea Sensing Hetzel**, and **Ms. Dorothea S. Hetzel**, 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.

CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

State of Alabama
County of Montgomery

On this 22nd day of August, 1996, before me the undersigned authority, personally appeared **Katherine Sensing Hill**, and **Robert S. Hill, III**, 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: 11/17/97

Notary Public

State of Tennessee
County of Davidson

96 AUG 23 PM 1:14 REGISTER DAVIDSON CO. TN.

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 900000.00

Affiant

Sworn and subscribed before me on the 23rd day of August, 1996.

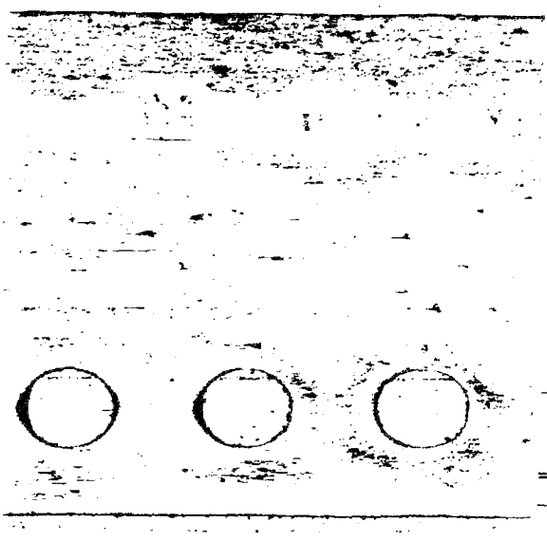
CHRISTY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 9/18/99

Notary Public

96 0821 0169

RECEIPT # 96 08/26 0101 03 0001 3343.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

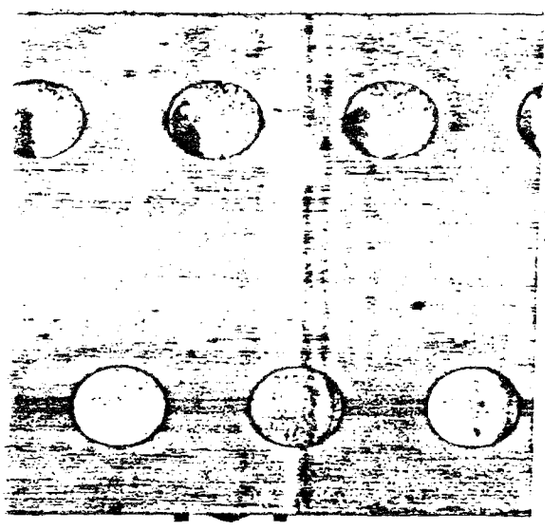
RECEIVED OF _____

FOR _____

BOOK 10167 PG 471

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
				CART
				900000.00
			CON TX	3330.00
			PRFEE	1.00
			MDEED	12.00
			TOTAL	3343.00
			CHECK	3343.00
08/26/95	01		13:15 0001	0863



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021869

RECEIVED FOR RECORD

95 AUG 26 PM 1:14

REGISTER

DAVIDSON CO. TN.

No. 102340