Grantee's

BOOK 10373 PG 32

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***240,000.00

X Barbara A Brent
Affiant

Subscribed and sworn to before me this 28th day of February, 1997.

Notary Public

My Commission Expires: 5-16 99

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
BRIAN R. LENSINK BARBARA A. BRENT 1419 Acklen Avenue Nashville, Tennessee 37212	Union Federal Savings Bank of Indianapolis 7500 West Jefferson Blvd. Fort Wayne, IN 46804	MAP 105-9 PARCEL 59

3947 03/07 0101 03CHECK 897.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND 00/100 ($***240,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, E. DAVID ZIMMERMAN, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto BRIAN R. LENSINK and wife, BARBARA A. BRENT, 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:

BEING the westerly 18.0 feet of Lot No. 16 and all of Lot No. 17 on the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, of record in Book 161, page 165, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 16 and Lot No. 17 front together 68.0 feet on the southerly side of Acklen Avenue and extend back 175.0 feet on the easterly line and 175 1/2 feet on the westerly line with the easterly margin of 15th Avenue South, formerly Washington Street, to an alley measuring 60.3 feet thereon.

BEING the same property conveyed to E. David Zimmerman, unmarried, by deed from Arthur G. Mesher and wife, Nancy K. B. Mesher, of record in Book 9606, page 838, Register's Office for Davidson County, Tennessee.

This is improved property known as 1419 Acklen Avenue, Nashville, Tennessee 37212.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of D. B. Blakemore's Subdivision of Lawrence Lawn of record in Book 161, page 165, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of February, 1997.

E. DAVID ZIMMERMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. DAVID ZIMMERMAN, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 1997.

Notary Public

My Commission Expires: 11/22/97

MITCHELL A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

CAMT
240000.00
CON TX 888.00
PRFEE 1.00
WDEED 8.00
TOTAL 897.00
CHECK 897.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/07/97 01 14-10 0001 3947

0280066

IDENTIFICATION

97 MAR -7 PM 2:08

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 1124322