OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11333 PAGE 269

STATE OF Georgia)
COUNTY OF DeKalb)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Peter A Jensen Betty B Jensen
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 22 DAY OF January 1999

Notary Public, DeKalb County, Georgia
My Commission Expires October 14, 2001

My Commission expires:

THIS INSTRUMENT PREPARED BY

Alan T. Fister, Attorney at Law, 101 Westpark Drive, Suite 250, Brentwood, TN 37027
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
J. Alan Jensen and Kim K. Jensen (NAME)	same (NAME)	92-13-0
3905 Charlotte Avenue (ADDRESS)	(ADDRESS)	002.01
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 35,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Peter A. Jensen, Jr., and wife Betty B. Jensen

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

J. Alan Jensen and wife Kim K. Jensen

hereinafter called the **GRANTEES**, their 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. 2 in Block 5 on the Plan of Charlotte Park Company's Second Addition to Nashville of record in Book 57, Pages 160 and 161, Register's Office for said County.

Being part of the same property conveyed to Peter A. Jensen, Jr. and wife, Betty B. Jenser by deed from Donald M. Ford and wife, Sandra J. Ford, of record in Book 9031, Page 183, Register's Office for Davidson County, Tennessee.

MAIL ENV.

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
99FEB-9 AM 9:15

0546892
IDENTIF. & REFERENCE

unimproved (X)
This is improved ( ) property, known as 3905 Charolotte Avenue, Nashville, TN
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22 day of January, 1999.

Notary Public, DeKalb County, Georgia
My Commission Expires October 14, 2001

Peter A. Jensen, Jr.

Betty B. Jensen

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 11333 PAGE 270

STATE OF Georgia }
County of DEKALB }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peter A. Jensen, Jr., and wife Betty B. Jensen

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of January, 1999.

My Commission expires:
Notary Public, Dekalb County, Georgia
My Commission Expires October 14, 2001

Tracy Powell
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

0101 02CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11333 PAGE 271

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0546892

IDENTIFICATION REFERENCE

99FEB-9 AM 9:15

REGISTER
DAVIDSON COUNTY, TN.

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 140.50
CHECK 140.50

02/09/99 01 09:15 0001 3582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1422878