Return to:
Coleman Title & Escrow, Inc.
213 A Ward Circle Ste 101
Brentwood, TN 37027
Ph #(615) 373-3838
Fax #(615) 370-4080

PREPARED BY (ADDRESS RETURNED):

WILKINS & IVEY
Attorneys At Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 42708
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/05/01 16:30 2pgs
Fees:13.00 Taxes:638.25

20010705-0071975

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sabina B. Gesell Michael P. Sullivan 4204 Nevada Avenu Nashville, TN 37209	Suntrust Bank 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 91-16-224

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 172,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Jensen, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sabina B. Gesell and Michael P. Sullivan,*** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit: * both being unmarried, as joint tenants with the right of survivorship,

LAND in Davidson County, Tennessee, being Lot No. 105 of Block No. 3 on the Plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 105 fronts 50 feet on the northerly margin of Nevada Avenue (formerly Third Avenue) and extends back between parallel lines 180 feet to an alley.

BEING the same property conveyed to Daniel L. Jensen by deed from John McLeroy and wife, Elke McLeroy of record in Book 10054, page 528, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57 Page 103, said Register's Office.

This is improved property, known as: 4204 Nevada Avenu, Nashville, TN 37209

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 29th day of June, 2001.

Daniel L. Jensen

State of Tennessee
County of Davidson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Daniel L. Jensen**, 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.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

My Commission Expires MAY 28, 2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 172,500.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

Notary Public

My Commission Expires: 1-26-04

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.