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 $ 298,500.00

Affiant

Davidson County DEEDWARR
Recvd: 12/03/01 14:41 2pgs
Fees:13.00 Taxes:1104.45
20011203-0132387

Subscribed and sworn to before me, this 30th day of November, 2001

Notary Public

My Commission Expires: 10-12-05

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DAVID J. HINSON 1419 Acklen Avenue Nashville, Tennessee 37212	SUNTRUST BANK 201 4th Avenue, N. 7th Floor Nashville, Tennessee 37219	MAP 105-9 PARCEL 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 298,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, BRIAN R. LENSINK AND WIFE, BARBARA A. BRENT hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DAVID J. HINSON and wife, MELISSA C. HINSON 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, Registers' 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 Brian R. Lensink and wife, Barbara A. Brent, by deed from I.E. David Zimmerman of record in Book 10373, page 32, 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.

GRANTORs COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have 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(s).

2. Matters 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_s_ FURTHER COVENANT___ and bind___ themselves_, _their_ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, _their_ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _we_ have hereunto set _our_ hands on this the _30th_ day of _November_, 2001.

Brian R. Lensink
BRIAN R. LENSINK

BY: Keith Merrill
Keith Merrill, Attorney in Fact

Barbara A. Brent
BARBARA A. BRENT

BY: Keith Merrill
Keith Merrill, Attorney in Fact

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

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEITH MERRILL**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BRIAN R. LENSINK** and **BARBARA A. BRENT**, and acknowledged that he executed the same as the free act and deed of the said **BRIAN R. LENSINK** and **BARBARA A. BRENT**.

WITNESS my hand and seal this 30th day of November, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 10/12/05

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee