This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Phillip Sensing
722 Tobylynn Dr.
Nashville, Tennessee 37211

SEND TAX BILL TO:
Same

MORTGAGEE:
N/A

Davidson County DEEDWARR
Recvd: 12/07/07 09:28 2 pgs
Fees:13.00 Taxes:717.80
20071207-0141591

MAP 161-6
GROUP
PARCEL 111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jose M. Acevedo and wife, Gere Janelle Acevedo,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Phillip Sensing and wife, Lacy Sensing**, 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:

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section Two, Huntington Park, of record in Plat Book 4175, page 108, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jose M. Acevedo and wife, Gere Janelle Acevedo by deed from Robert E. Gentry and wife Carole Jones Gentry of record in Instr. 20031231-0184867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **722 Tobylynn Dr., Nashville, Tennessee 37211.**

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, and, GRANTORS do 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, unless otherwise herein set out; and, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **4th** day of **December, 2007.**

Jose M. Acevedo by Gere Acevedo

Jose M. Acevedo, by Gere Acevedo, Attorney in Fact

Gere Janelle Acevedo

Gere Janelle Acevedo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gere Janelle Acevedo**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the Attorney in Fact for **Jose M. Acevedo,** the bargainor, and that as said Attorney in Fact she signed the name of **Jose M. Acevedo** as his free act and deed.

WITNESS my hand and official seal this 4th day of December, 2007.

M L Hickernell

NOTARY PUBLIC

HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-9-09

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $194,000.00.

Casey Brewington

AFFIANT

Subscribed and sworn to before me on this 4th day of December, 2007.

NOTARY PUBLIC

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 19, 2008

My Commission Expires: _____