WARRANTY DEED Form 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 5.00 -FIVE AND NO/100- - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of FIVE THOUSAND NINE HUNDRED SIXTY-SEVEN AND 30/100 DOLLARS ($5967.30) secured by a Deed of Trust on the property herein conveyed executed by Vernon T. Ensey and wife, to Marvin K. Barry, Trustee, of record in Book 1773, page 447, to secure Commerce Union Bank, one note, dated November 1, 1949, for $6,000.00, with interest at 4½% per annum, both principal and interest payable $33.36 monthly, beginning December 1, 1949, balance November 1, 1974; and the further assumption by the Grantees herein of the balance of an indebtedness in the amount of SIX HUNDRED EIGHTY FIVE AND 68/100 DOLLARS ($685.68) secured by a Deed of Trust on the property herein conveyed executed by Vernon T. Ensey and wife, to Marvin K. Barry, Trustee, of record in Book 1773, page 471, to secure Commerce Union Bank, one note, dated November 1, 1949, for $700.00, and future advances, with interest at 4% per annum, both principal and interest payable $7.09 monthly, beginning December 1, 1949, balance November 1, 1959,

We, Vernon T. Ensey and wife, Beulah S. Ensey have bargained and sold, and by these presents do transfer and convey unto the said Erskine Robinson and wife, Johnnie M. Robinson, 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. 87 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for said County. Said Lot No. 87 fronts 75 feet on the south side of Peachtree Street and runs back between lines, 160.8 feet on the east line and 161.1 feet on the west line to a dead line in the rear on which it measures 75 feet.
Being the same property conveyed to Vernon T. Ensey and wife, Beulah S. Ensey, by deed from Sterling Homes, Inc., of record in Book 1763, page 389, said Register's Office.
This conveyance is subject to restrictions in Book 1728, page 541, and the plan in Book 1424, page 113, shows a 60-foot set-back line from Peachtree Street, and a 10-foot easement along the rear of the lot for utilities. Said set-back line changed to 59-feet of record in Book 1759, page 373.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erskine Robinson and wife, Johnnie M. Robinson, their heirs and assigns, forever.

And we do covenant with the said Erskine Robinson and wife, Johnnie M. Robinson 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, except as noted above.

And we, Vernon T. Ensey and wife, Beulah S. Ensey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Erskine Robinson and wife, Johnnie M. Robinson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1 day of March, 1950

Vernon T. Ensey

Beulah S. Ensey

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, J.P. Stallworth, Jr., a Notary Public in and for said County and State, the within named Vernon T. Ensey and wife, Beulah S. Ensey

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1 day of March, 1950

Commission expires January 12, 1952

J. P. Stallworth Jr.
Notary Public