FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,350.00

Bruce A. Ebner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1970

Bruce K. Morris
Notary Public

MY COMMISSION EXPIRES: 8-9-1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
from information NAME furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce A. Ebner (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 97-5
3405 Green Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par 17
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	M.C.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES S. JENKINS, JR. AND WIFE, EMMA E. JENKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE A. EBNER, unmarried

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 Lot No. 45, Hickory Bend Subdivision, Section 7, of record in Book 3600, page 29, Register's Office for said County, as follows:

SAID Lot No. 45 fronts 72 feet along the southerly margin of Green Ridge Drive and runs back 161.6 feet on its westerly line and 164.1 feet on its easterly line to a line in the rear measuring 52 feet thereon.

BEING the same property conveyed to James S. Jenkins, Jr. by deed from Winford H. Fuqua and wife, Jennie Bee S. Fuqua, of record in Book 4302, page 237, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First & Mid-South Mortgage Co. of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantee.

This is unimproved ( ) improved (X) property, known as 3405 Green Ridge Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand S this 15th day of June, 1970

James S. Jenkins Jr.
JAMES S. JENKINS, JR.

Emma E. Jenkins
EMMA E. JENKINS

FILE: COBB & MERRITT REALTY CO.

STATE OF TENNESSEE
Davidson County

BOOK 4426 PAGE 411

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES S. JENKINS, JR. AND WIFE, EMMA E. JENKINS

the bargainor S, 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 15th day of June 1970

Commission expires My Commission Expires April 26, 1971

Harold L. Cobb
Notary Public

HAROLD L. COBB NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JAMES S. JENKINS, JR. ET UX

TO BRUCE A. EBNER unmarried

A 81540

T

IDENTIF. REFERENCE

JUN 23 12 18 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

JUN23P	CONV	17,350.00		
JUN23PS TAX			A*	44.98
JUN23P PRTFEE			A*	.50
JUN23P	WDEED		A*	3.00