This form furnished by Sumner County Title Co.

FORM NO. WD-1

BOOK 4895 PAGE 746

STATE OF TENNESSEE }
COUNTY OF }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 23,870.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF March, 19 75

Notary Public

MY COMMISSION EXPIRES: 30 May 1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence D. Wilson, North Harding Mall, Nashville, Tn. 37211
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred W. Ensey (NAME)	First & Mid-South Mortgage Co. (NAME)	148-8
2404 Eastland Ave. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	136
Nashville, Tn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	PW

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, Robert W. Shouse, and wife, Susan E. Shouse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred W. Ensey

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. 138 on the Plan of Oakwood Terrace, Section Two, of record in Book 4460, page 119, Register's Office for said County.

Said Lot No. 138 fronts 60.0 feet on the northerly side of Xavier Drive and runs back 145.0 feet on the westerly line and 153.33 feet on the easterly line to a rear line, measuring 60.57 feet thereon.

Being property conveyed to Robert W. Shouse, and wife, Susan E. Shouse, by deed from John Hinson, Dorris Young and Horace C. Young, a partnership D/B/A John Hinson Builders, of record in Book 4783, page 711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Xavier Drive and a 10-foot easement for public utility purposes along the rear line of said lot, and a 2 1/2 x 25-foot utility anchor easement located on the southwest corner of said lot; restrictions of record in Book 4689, page 376, and Book 4650, page 995, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4568 Xavier 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, 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 hands this 12 day of March, 1975

the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert W. Shouse Susan E. Shouse

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STATE OF TENNESSEE
County of Davidson

Personally appeared before me, The Under Signed a Notary Public in and for said County and State, the within named Robert W Shouse And Susan Shouse

the bargainor, 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 12 day of March 19 75

Commission expires 20 may 78

Notary Public

STATE OF TENNESSEE
County of

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 Robert W. Shouse, et ux,

TO Susan E. Shouse

Fred W. Ensey

C 90483

IDENTIF. REFERENCE

MAR 13 10 45 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

MAR 13 75	CONV	23,870.00			
MAR 13 75	S TAX		A*	62.14	
MAR 13 75	PU FEE		A*	.50	
MAR 13 75	W DEED		A*	4.00	* 66.64