BOOK 5016 PAGE 236

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,100.00 Patrick R. Ensor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: 7-[illegible]-77
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patrick R. Ensor (NAME)	Baker Mortgage Corporation (NAME)	15D 21185
1316 1/2 McAlpine Ave. (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway NE (STREET ADDRESS)	Map 61-16
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	Parcel 203

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, Terrance E. Thomas et ux Sonja Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick R. Ensor et ux Barbara G. Ensor

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 part of Lot No. 48 on the Plan of Kennedy & Graves Subdivision of Block C and D of Monte Vista, as of record in Book 843, Page 14, Register's Office, Davidson County, Tennessee, and being further described to-wit:
BEGINNING at a point in the southwesterly margin of McAlpine Avenue, Said point being 503.4 feet from the easterly right-of-way of Kennedy Avenue; thence easterly 12 feet to a point; (Said 12 feet being used for driveway purposes) thence southwesterly 368 feet to a point; thence northwesterly 63 feet to a point; thence in a northerly direction 168.5 feet to a point; thence easterly 51 feet to a point; thence in a northerly direction 200 feet to the point of beginning, according to a survey by John Kohl, dated March 12, 1976.

BEING the same propertyconveyed to Terrance E. Thomas et ux Sonja Thomas by deed of record in Book 4399, Page 40, Register's Office, Davidson County, Tennessee.

THIS Conveyance is made subject to any and all existing easements.

Unimproved ( )
This is improved XX property, known as 1316 1/2 McAlpine Avenue, Nashville, Tennessee 37216
(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 April, 19 76.

Terrance E. Thomas: Terrance E. Thomas

Sonja Thomas: Sonja Thomas

STATE OF TENNESSEE
Davidson County

BOOK 5016 PAGE 237

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrance E. Thomas et ux Sonja Thomas

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 April 19 76.

Commission expires 7-19-78

Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

NOTARY PUBLIC STATE OF TENNESSEE

FILE BOX 3

WARRANTY DEED

FROM Terrance E. Thomas

TO Patrick R. Ensor

D 45098

REFERENCE

APR 19 9 27 AM '76

DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

APR 19 76	CONV	14,100.00			
APR 19 76	S'TAX		B*	36.66	
APR 19 76	PR'FEE		B*	.50	
APR 19 76	W'DEED		B*	4.00	* 41.16