BOOK 5093 PAGE 555

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,500.00

Randall J. Ensminger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 1976

Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee 37215
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Randall J. Ensminger (NAME) | TENNESSEE HOUSING DEVELOPMENT AGENCY C/o Mortgage Associates, Inc. (NAME) | Map 117-4 |
| 1905 Sweetbrier Avenue (STREET ADDRESS OR ROUTE NUMBER) | 1835 Savoy Drive, N. E. Suite 300 (STREET ADDRESS) | Par 50 |
| Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP) | Atlanta, Georgia 30341 (CITY) (STATE) (ZIP) | 24W-12600 |

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~~ I, LUCILLE M. MORGAN, A Widow, by Marvin E. Snow authorized attorney in fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL J. ENSMINGER, 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:

LAND in Davidson County, Tennessee, being the westerly fifty (50) feet of Lot No. 252 on the Map of Belmont Land Company's Subdivision, of Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID westerly fifty (50) feet of Lot No. 252 fronts 50 feet on the southerly side of Sweetbrier Avenue and runs back between parallel lines 175 feet to an alley.

BEING all the same property conveyed to Lucille M. Morgan and husband, Reese L. Morgan, by deed from John S. Cartwright and M. C. Herman, of record in Book 1077, page 595, Register's Office forDavidson County, Tenn.

Reese L. Morgan, husband of Lucille M. Morgan, having since died on February 11, 1974.

Marvin E. Snow, executed this instrument by Power of Attorney, evidenced by instrument which is of record in Book 5090, page 634, said Register's Office.
Subject to any restrictions which may be of record, and any limitations appearing on the plan of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1905 Sweetbrier Avenue, Nashville, Tennessee - 37212
(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. Whenever 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 my hand this 24th day of November, 19 76

LUCILLE M. MORGAN

By: Marvin E. Snow, Attorney in fact
Marvin E. Snow
Attorney in Fact for Lucille M. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of November, 1976, before me personally appeared Marvin E. Snow, to me known to be the person who executed the foregoing instrument in behalf of Lucille M. Morgan, and acknowledged that he executed the same as the free act and deed of the said Lucille M. Morgan.

Witness my hand and official seal at Nashville, Davidson County, Tennessee.

5-29-77

Notary Public

My Commission Expires:

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

LUCILLE M. MORGAN, A Widow

TO

RANDALL J. ENSMINGER, Unmarried

D 79686

INDEXING REFERENCE

Dec 3 12 20 PM '76

REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT [illegible], JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

| | | | | | |
|---|---|---|---|---|---|
| DEC-3[illegible] | CONV | 14,500.00 | | | |
| DEC-3[illegible]S'TAX | | | B* | 37.70 | |
| DEC-3[illegible]PR'FEE | | | B* | .50 | |
| DEC-3[illegible] | W'DEED | | B* | 4.00 | * 42.20 |