BOOK 6753 PAGE 455

File 4

1607 11TH AVE. NO
NASHVILLE, TN
BBSJR:dd
12/31/85

WARRANTY DEED

FROM: BOBBIE L. JONES

TO: THEODORE R. ENSLEY, JR. AND WIFE SANDRA D. ENSLEY

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Theodore R. Ensley, Jr. and Sandra D. Ensley 2814 12th Avenue South Nashville, TN 37204	SAME	MAP 81-12 PARCEL 67 FB 2W-18230
THIS INSTRUMENT PREPARED BY: BARRETT B. SUTTON, JR., WHITE & REASOR 3305 WEST END AVENUE, NASHVILLE, TN 37203		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Theodore R. Ensley Jr.
AFFIANT

SUBSCRIBED and sworn to before me, this 31st day of December, 1985.

Barrett B. Sutton Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-87

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobbie L. Jones, unmarried, referred to herein as "Grantor", has this day bargained and sold, and does hereby transfer and convey unto Theodore R. Ensley, Jr. and wife, Sandra D. Ensley, hereinafter called "Grantees," as tenants by the entirety, their heirs and assigns, certain real estate in Davidson County, Tennessee ("Property"), as follows:

01/08 138.10- CHECK
2015
6 5 6 1 2
IDENTIFICATION REFERENCE
JAN 2 10 53 AM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

BEING Lot No. 93 in McGavock, Wetmore, and others Second Addition to Nashville, called the addition of the town of McGavock, a plan of which is of record in Book 21, Page 41, of the Register's Office for Davidson County, Tennessee.

SAID Lot No. 93 fronts fifty (50) feet on the westerly side of 11th Avenue, North, formerly Tilden of Fillmore Avenue and runs between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bobbie L. Jones, by Quitclaim Deed of record in Book 6024, Page 102, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1607 11th Avenue North, Nashville, Tennessee, 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantees, their heirs and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except:

1. Taxes for the year 1985, which shall be paid from the existing escrow account; and

2. Deed of Trust of record in Book 4542, Page 512, in the Register's Office for Davidson County, Tennessee, modified and assigned by instruments of record in Book 5141, Page 520, Book 6023, Page 351, Book 6561, Page 769, and Book 6696, Page 10, said Register's Office.

Grantor further covenants and binds himself, his heirs, and assigns, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the parties have executed this instrument on this the 31st day of December, 1985.

"GRANTOR"

Bobbie L. Jones

BOBBIE L. JONES, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barrett B. Sutton Jr., a Notary Public in and for said County and State, the within named Bobbie L. Jones, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1985.

Barrett B. Sutton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-13-89

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6753 PAGE 458

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			610.10- CAMA	
			150.60 CSTAX	
			.50 PRFEE	
			9.00 MRGTX	
			CHECK - 160.10-	
			2005A01/02/06 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFI REFERENCE
6561 2

JAN 2 10 33 AM '06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206858

458