Box 1L

5079
551282-4

BOOK 7617 PAGE 653

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Russell B. Ennix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 88

Notary Public

MY COMMISSION EXPIRES: 10-24-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Russell B. Ennix (NAME) | Fidelity Federal Savings & Loan (NAME) | FH-23315 |
| 1259 Saxon Drive (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 145-6-48 |
| Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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 H. Kerce and wife, Elizabeth S. Kerce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell B. Ennix and wife, Fanchetter Renee Darden Ennix

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. 31 on the Plan of Hillmont Estates, Section 2, as of record in Book 3700, page 130, Register's Office for said County.

Said Lot No. 31 fronts 137.3 feet on the southerly margin of Saxon Drive and runs back 300.0 feet on the east line and 353.4 feet on the west line to a broken line in the rear which measures a total of 329.70 feet thereon.

Being the same property conveyed to Robert H. Kerce and wife, Elizabeth S. Kerce by deed from Estes-Taylor Company, a Tennessee corporation as of record in Book 4581, page 373, said Register's Office.

This conveyance is made subject to the following:
The Plan of record in Book 3700, page 130, said Register's Office, shows an Owner's Certificate, a 110 foot minimum building setback line from Saxon Drive, a 20 foot publuc utility and drainage easement containing a six inch water line and a 1 1/4 inch gas line on the westerly line and a 2.5 X 30 foot anchor easement on the northeast front corner.

Restrictions contained in instrument of record in Book 4145, page 8, said Register's Office.

This is { unimproved / improved (X) } property, known as 1259 Saxon Drive, Nashville, Tennessee 37215
(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 their hands this 29th day of July, 19 88

Robert H. Kerce
Robert H. Kerce

Elizabeth S. Kerce
Elizabeth S. Kerce

STATE OF TENNESSEE
Davidson County

BOOK 7617 PAGE 654

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named Robert H. Kerce and wife, Elizabeth S. Kerce

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 29th day of July, 1988.

Notary Public

Commission Expires 10/24/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

55538

IDENTIFICATION REFERENCE

AUG 3 2 48 PM '88

FELIX WILSON REGISTER
DAVIDSON COUNTY

**WARRANTY DEED**

FROM

Robert H. Kerce and wife,
Elizabeth S. Kerce

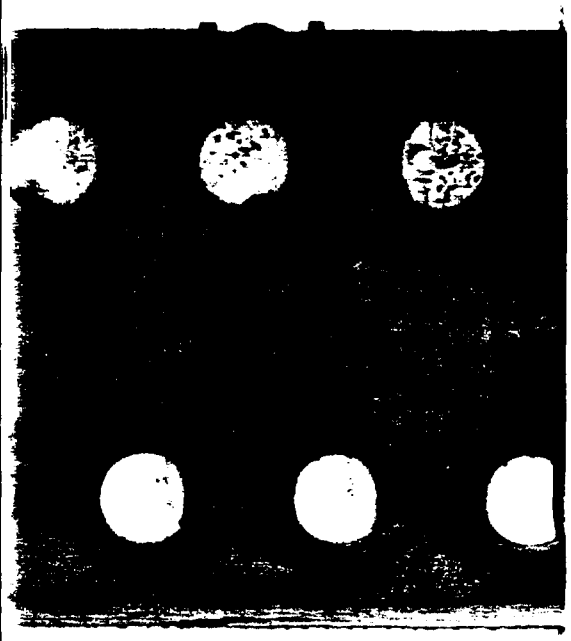
TO

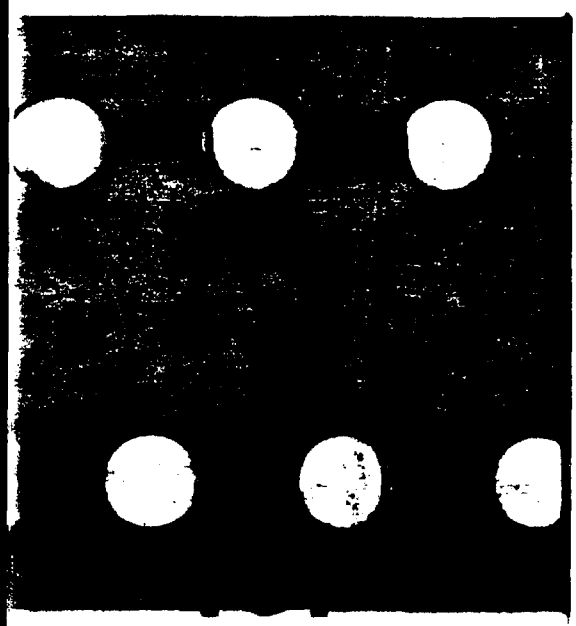
Russell B. Ennix and wife,
Fanchetter Renee Darden Ennix

2392 08/03 0104 DEDUCTER 617.00

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.





# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7617 PAGE 655

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55538

IDENTIFICATION REFERENCE

AUG 3 2 48 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

08/03/88 01 14:52 0001 3392

| | CAMT |
|---|---|
| | 185000.00 |
| CON TX | 610.50 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 617.00 |
| CHECK | 617.00 |

**No.** 119991