FILE BOX 30

BOOK 7733 PAGE 963

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 01 day of December 19 88

Edwin Lee Farmer
Affiant

Notary Public

My commission expires: July 13, 1991
(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 8R0 2712
907 Two Mile Parkway, Building "E", Goodlettsville, TN 37072

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Edwin Lee Farmer	Tennessee Housing Development Agency c/o
1200 Ashwood Avenue	Troy & Nichols, Inc. P. O. Box 4025
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37212	Monroe, LA 71211-4025
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 105-13 48	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, John E. Ensley, joined by his wife, Debra R. Ensley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edwin Lee Farmer and wife, Virginia Illene Farmer

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 350 on the plan of Resubdivision-Part of Belmont Land Co. Sub. of Belmont Heights, of record in Book 421, page 71, said Register's Office, and further described by a survey of John Kohl and Company, dated October 20, 1988 as follows:

Beginning at a point in the northerly margin of Ashwood Avenue, said point being the southeasterly corner of Colin A. Walker property of record in Book 5383, page 53, said Register's Office and running eastwardly with said northerly margin of Ashwood Avenue 23.62 feet, more or less, to a curve; thence, northeastwardly around said curve, 40.61 feet to a point in the westerly margin of 12th Avenue South, formerly known as Granny White Pike or Middle Franklin Pike; thence northwardly with said westerly margin of 12 Avenue South 104.67 feet, more or less, to a curve; thence, around said curve northwestwardly 30.33 feet to a point in the southern margin of an alley; thence, westwardly with said alley 28.05 feet, more or less; thence, southwardly with the Colin A. Walker property 150 feet more or less, to the point of beginning.

Being all of the property conveyed to John E. Ensley by Deed of record in Book 6269 page 877, Register's office for said County.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

Debra R. Ensley joins in this conveyance to release any marital right, title or interest she may have in said property.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1200 Ashwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 01 day of December 19 88

John E. Ensley

Debra R. Ensley

State of Tennessee
County of Davidson

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On this 01 day of December, 19 88, before me personally appeared John E. Ensley and wife, Debra R. Ensley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

July 13, 1991

Ruth M. Foran
Notary Public

Ruth M. Foran

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

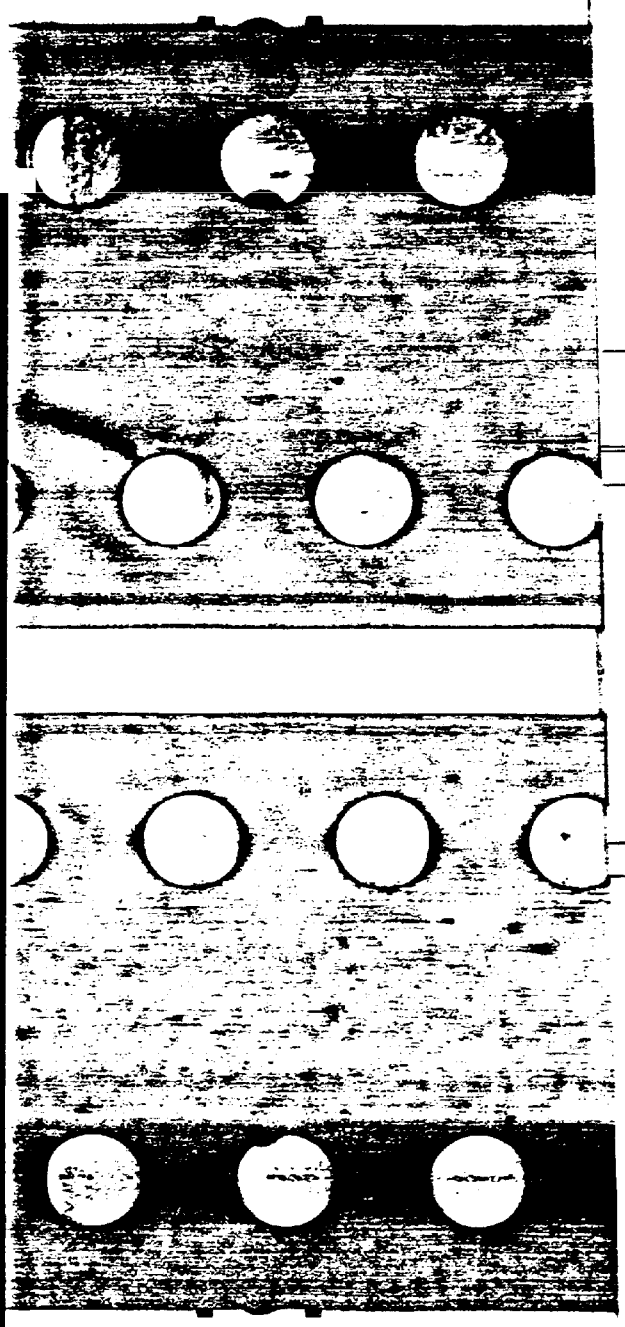
WARRANTY DEED

0134 12/22 0101 03CHECK 138.50

95802

DEC 22 8 33 AM '88

SOUTHEAST TITLE
OF TENNESSEE, INC.
Rivergate Executive Park, Building "E"
907 Two Mile Parkway
Goodlettsville, Tennessee 37072



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT	40000.00
CON TX	132.00
PRFEE	0.50
WDEED	6.00
TOTAL	138.50
CHECK	138.50

12/22/88 01 08:33 0001 0134

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95802

TITLE OF REFERENCE

DEC 22 8 34 AM '88

FELIX Z. WILSON, II REGISTER

No. 0166277