THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260081
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael T. Ankenbauer (NAME)	Same (NAME)	MAP 61
517 Ben Allen Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 22.07
Nashville, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------$10.00---------- *Dollars,*

Cash in hand paid by Michael T. Ankenbauer and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Dorothy Barnes, an unmarried person,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael T. Ankenbauer, an unmarried person,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Real property located at 517 Ben Allen Road, Nashville, Tennessee, being more completely described as follows:

Beginning in the easterly margin of Ben Allen Road, 1,319 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, as of record in Book 547, page 103, Register's Office for Davidson County, Tennessee; running thence northerly 45 feet; thence North 40 deg. 31' East, 386 feet to Nickens line; thence South 55 deg. 04' East, 70 feet; thence South 44 deg. West, 398 feet to the beginning. According to a survey made by Stephen A. Draper, May 24, 1962.

Being the same property conveyed to Leslie C. Barnes and wife, Dorothy Mae Barnes by deed from Bobby Williamson and wife, Jo Ann Williamson, of record in Book 4178, page 732, Register's Office of Davidson County, Tennessee.

Title having been divested from Leslie C. Barnes, Sr. and vested in Dorothy Barnes by Final Decree of Absolute Divorce, of record in Book 7298, page 530, Register's Office for Davidson County, Tennessee.

Continued Legal Description attached hereto as Exhibit A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $37,500.00

Subscribed and sworn to before me this the 31st *day of* August *19* 89

Affiant

My commission expires: 1-23-93 *(Affix Seal)*

Notary Public

unimproved ( )
This is improved ( ) property, known as 517 Ben Allen Road, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 31st *day of* August *19* 89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dorothy Barnes
Dorothy Barnes

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Dorothy Barnes, an unmarried person,

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

Witness my hand and official seal at Tennessee, *this* ~~31st~~ *day of* ~~August~~, *19* ~~89~~

Cynthia O'Dell *Notary Public*

Commission expires 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , *a Notary Public of 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* self *to be* of the , *the within named bargainor, a corporation, and that* he as such *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* self as .

Witness my hand and seal, at office in , *this* day of , *19*.

Notary Public

Commission expires

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

INCLUDED in the above described property but specifically EXCLUDED is the following:

Beginning at the point of intersection of the northwest boundary of the W.A. Campbell property and the North margin of Ben Allen Road; thence along the said North margin, northwestwardly 47 feet, more or less, to a point; thence North 43 deg. 47' East, 1.08 feet to a point; thence along a curve right having a radius of 748.20 feet and being at all points, 32 feet parallel to the center of the proposed improvement of Ben Allen Road, southeastwardly 47.48 feet to a point in the said northwest boundary; thence along the said northwest boundary, South 46 deg. 27' West, 1.12 feet to the point of beginning and containing 53 square feet.

Being the same property conveyed to The State of Tennessee by deed from Leslie C. Barnes and wife, Dorothy Mae Barnes, of record in Book 4953, page 538, Register's Office of Davidson County, Tennessee.

6 2 7 2 1
IDENTIFICATION REFERENCE
SEP 1 9 05 AM '88
DAVIDSON COUNTY, TN
0707 09/01 0101 03CHECK 133.75



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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 505

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

CAMT	37500.00
CON TX	123.75
PRFEE	1.00
WDEED	9.00
TOTAL	133.75
CHECK	133.75

09/01/88 01 08:06 0001 0707
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

627211

IDENTIFICATION REFERENCE

SEP 1 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244744