PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jcb) (Title No: 30752)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 220000.00

Leon Ensalada
Affiant

Sworn and subscribed before me this 17th day of April, 1991.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Leon Ensalada
3905 Trimble Road
Nashville, TN 37215

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

MAP-PARCEL NUMBERS
130-7-106 7DA-44705

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dr. Robert Anthony Branch and spouse, Joan Mary Branch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leon Ensalada,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 19 on the Final Plat of Sherber's Hardin Place Subdivision, not of record, and part of Brighton Avenue, shown on the plan of Royal Oaks Land Companys Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, which said Avenue was closed by Instrument of record in Book 1394, page 224, said Register's Office, and described according to a survey made by Hal R. Swann Jr., dated July 18, 1964, as follows:

BEGINNING at a point in the southerly margin of Trimble Road, at the corner of Lots Nos. 19 and 20; thence with the line between said lots, southerly 324 feet, more or less to an iron pin in a fence line; thence with said fence, westerly 120 feet, more or less to a point in the said Brighton Avenue, now closed; thence northerly and parallel to the lines of Brighton Avenue, 310.5 feet, more or less to an iron pin in the southerly margin of Trimble Road; thence with the margin of said Road, North 82 degrees 19 minutes east and 104 feet more or less to the point of beginning.

BEING the same property conveyed to Dr. Robert Anthony Branch and wife, Joan Mary Branch by deed from Ellen W. Edwards of record in Book 6701, page 300, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1428 Page 29 and Book 1320, page 682 said Register's Office, and to the matters set forth in the referenced Plan of record.

08351 IDENTIF. REFERENCE APR 22 10 49 AM '91 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

6837 04/22 0101 03CHECK 733.00

This is improved property, known as: 3905 Trimble Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of April, 1991.

Dr Robert Anthony Branch
Dr. Robert Anthony Branch

Joan M Branch
Joan Mary Branch

State of Tennessee
County of Davidson

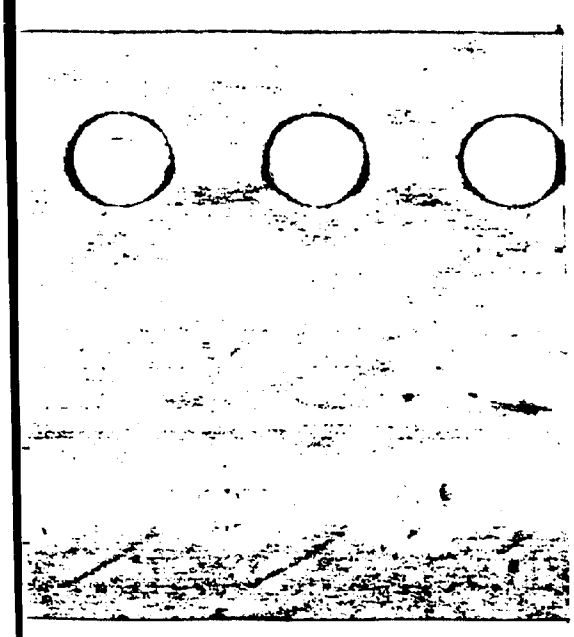
On this 17th day of April, 1991, before me the undersigned authority, personally appeared Dr. Robert Anthony Branch and Joan Mary Branch, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8334 PAGE 754

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 220000.00
CON TX 726.00
PRFEE 1.00
WDEED 6.00
TOTAL 733.00
CHECK 733.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/22/91 01 10:47 0001 6837

08351

IDENTIF. REFERENCE

APR 22 10 49 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414859