BOOK 10796 PG 495

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian D. Townsend | Flagstar Bank, FSB | 158-10-24 |
| (NAME) | (NAME) | |
| 1926 Shamrock Drive | 2600 Telegraph Road | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, Tennessee 37027 | Bloomfield Hills, MI 48302 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Joseph R. Ennis and wife, Elizabeth E. Ennis, Trustees, U/A/D December 8, 1995 HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian D. Townsend and wife, Jo T. Townsend

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, and Williamson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 20 on the Plan of Section I, Wildwood Valley Estates, as of record in Book 3700, Page 41, Register's Office of Davidson County, Tennessee, and of record in Plat Book 2, Page 109, Register's Office of Williamson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph R. Ennis and wife, Elizabeth E. Ennis, Trustees U/A/D December 8, 1995 by quitclaim deed from Joseph R. Ennis and wife, Elizabeth Engel Ennis, Individually of record in Book 9912, page 270, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record in Book 3952, page 553 and Book 137, [age 96; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record in Book 3700, page 41, Davidson County and Book 2, page 109, Williamson County; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved ( X ) property, known as 1926 Shamrock Drive, Brentwood, Tennessee 37027
(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 our hand S this 12th day of February 19 98

Joseph R. Ennis, Trustee

Elizabeth E. Ennis, Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

---

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joseph R. Ennis and Elizabeth E. Ennis, the bargainors, 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 acting as the Trustees of the The Joseph R. Ennis and Elizabeth Engel Ennis Joint Revocable Living Trust Agreement dated December 8, 1995, with the authority to transfer and convey as Trustees under the said Joseph R. Ennis and Elizabeth Engle Ennis Joint Revocable Living Trust Agreement dated December 8, 1995.

Witness my hand and official seal this 12th day of February, 1998.

Notary Public

My Commission Expires:

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.



04011216
IDENTIF. + REFERENCE
98 FEB 17 PM 1:35
REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.
3976 02/17 0101 03CHECK
915.5

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

RECEIVED OF _____

FOR _____

BOOK 10796 PG 497

| | | |
|---|---|---|
| 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 | |
| | 245000.00 |
| CON TX | 906.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 915.50 |
| CHECK | 915.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3976

0401216
IDENTIF. # REFERENCE

98 FEB 17 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1254486