OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11410 PG. 207

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,725.00

Larry N. Cole Sr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF March 19 99

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY

Spiller Campbell, Jr., Atty., 504 Stahlman Bldg., 211 Union St., Nashville, TN. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Larry N. Cole Sr., & Deborah Scott Ensley d/b/a L & D Holding, Inc.		Map 82-08
(NAME) 412 Enchanted Way,	(NAME) (same as to the left)	Parcel 3
(ADDRESS) Nashville, Tenn. 37218	(ADDRESS) " " " " "	20 W 29030
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Mary Ruth Johnson, the widow of James H. Johnson, deceased, and pursuant to the order of Probate Court of record in Minute Book 433, Page 433 authorizing sale hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Larry N. Cole, Sr., and Deborah Scott Ensley d/b/a L & D Holding, Inc.,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 52 on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Register's Office for said County.

Said Lot No, 52 fronts 50 feet on the westerly side of North 6th. Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to James H. Johnson and wife, Anna S. Johnson, by deed from Realty Brokerage, Inc., of record in Book 3644, Page 463, said Register's Office. The said Anna S. Johnson, having predeceased James H. Johnson. The said James H. Johnson having since died testate, leaving his Last Will and Testament, of record in Will Book 215, Page 69, Seventh Circuit Court, Probate Division for said County.

Said property is conveyed subject to:
1999 Property taxes which have been pro-rated and will be paid by Grantees herein,
Restrictive covenants of record in Book 3570, Page 555, said Register's Office.

6204 03/31 0101 03CHECK 176.48

This is improved (X) property, known as 816 No. 6th. Street, Nashville, Tenn. 37207
(House Number) (Street) (City) (State) (Zip)
unimproved ( )

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 31st day of March, 19 99.

Mary Ruth Dobson Johnson
Mary Ruth Johnson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Mary Ruth Johnson M-R-D-J.

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

Witness my hand and official seal at office this 31st day of March 1999.

My Commission expires:
2/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

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

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

My Commission expires:

_____ _____
Notary Public

99 MAR 31 PM 3:38
BILL GARNER REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

056831 6

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11410 PG. 209

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	44725.00
CON TX	165.48
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	176.48
CHECK	176.48

CR/EL/FF CL 15:37 0001 6204

056816
IDENTIFICATION REFERENCE

99 MAR 31 PM 3:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445262