WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/06 10:03 2 pgs
Fees:13.00 Taxes:173.90

20061106-0137591

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Theodore R. Ensley, Jr.	New Owner	Map 081
2811-B Sherbourne Ave.		Group 02-0
Nashville, TN 37204		Parcel 090.00

FOR AND IN 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

Woodbine Community Organization (WCO), Inc.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Theodore R. Ensley, Jr.

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, Tennessee, being Lot No. 80 on the Plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 50.0 feet on the northerly margin of Nubell Street, formerly Bell Street, and runs back between parallel lines 150.0 feet along the easterly margin of 23rd Avenue, North, to an alley.

Being part of the same property conveyed to Woodbine Community Organization and (WCO), Inc. by deed from Edd R. Turner, III and Charles Gibson, Jr., of record in Instrument 20010418-0038558, said Register's Office.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 161, Page 19, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1736 Nubell Street, Nashville, TN 37208

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 my hand this 3rd day of November, 2006.

Woodbine Community Organization (WCO), Inc.

BY:

TITLE: Executive Director

FILE BOX 45

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Catherine L. Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executive Director of Woodbine Community Organization (WCO), Inc., the within named bargainer, and corporation, and that she as such Executive Director, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Catherine L. Dodd as such Executive Director.

Witness my hand and official seal this 3rd day of November, 2006.

My Commission Expires: 3/31/07

Notary Public

JAMIE CRUTCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.