# WARRANTY DEED

FILE BOX 61

| THIS INSTRUMENT PREPARED BY: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Relocation Funding Corp.<br>9300 Arrowpoint Blvd<br>Charlotte, NC 28217<br>**ADDRESS NEW OWNER:**<br>Paul D. Reneau<br>5173 Roxborough Drive<br>Hermitage, Tn 37076 | Leader Federal Savings & Loan<br>(NAME)<br>PO BOX 2926<br>(STREET ADDRESS)<br>Memphis, Tn 38101-2926<br>(CITY) (STATE) (ZIP) | Map 98-1<br>Parcel 68 |

BOOK 7830 PAGE 645

**THIS INDENTURE**, made and entered into this 15th day of April, 1989, by and between

THOMAS N. JANZEN AND AUDREY L. JANZEN, HUSBAND AND WIFE

party of the first part, and

PAUL D. RENEAU AND WIFE JULIE A. RENEAU

party of the second part,

**WITNESSETH**: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of DAVIDSON State of Tennessee,

LEGAL

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 74 ON THE PLAN OF RESUBDIVISION OF LOTS 74 THRU 83 ON THE PLAN OF ROXBOROUGH AS OF RECORD IN PLAT BOOK 5200, PGE 238, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

Being the same property conveyed to Thomas N. Janzen and wife Audrey L. Janzen by deed from Mark A. Bristow and wife, Linda L. Bristow of record in Book 6675, page 419, Register's Office of Davidson County, Tennessee.

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby convenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

2122 05/02 0101 03CHECK 290.30

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the said party of the first part the day and year first above written.

Thomas N. Janzen
THOMAS N. JANZEN

Audrey L. Janzen
AUDREY L. JANZEN

---

**INDIVIDUAL**

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Personally appeared before me, Amber Eldridge, a Notary Public of said County and State, THOMAS N. JANZEN AND AUDREY L. JANZEN, HUSBAND AND WIFE, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 1989

My Commission Expires JAN. 11, 1992

My Commission Expires _____ day of _____, 19____.

Amber Eldridge
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $86,000, which amount is equal to or greater than the amount which the property transferred would command at fair and voluntary sale.

Thomas N. Janzen - Audrey L. Janzen
Affiant

Subscribed and sworn to before me this 15th day of April, 1989

Amber Eldridge
NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 11, 1992

PROPERTY ADDRESS: Amber Eldridge

AMBER ELDRIDGE NOTARY PUBLIC

F 1890 R 8 86

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

**WARRANTY DEED**

FROM

TO

Compliments of

**Chicago Title Insurance Company**
**61 Adams Avenue**
**Memphis, Tennessee 38103**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $86,000.00

Subscribed and sworn to before me this the 29 day of April, 1989.

Affiant

11-12-89

**ATTORNEY IN FACT**

STATE OF TENNESSEE,
COUNTY OF SHELBY.

On this _____ day of _____, 19_____, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____ acknowledged that ___he___ executed the same as the free act and deed of said _____.

Witness my hand, at office, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

**CORPORATE**

STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said 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 himself (or herself) to be _____ of the _____, the within named bargainor, a corporation, and that ___he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

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

2 9 5 4 2

IDENTIFICATION

Mar 2 12 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.

**PARTNERSHIP**

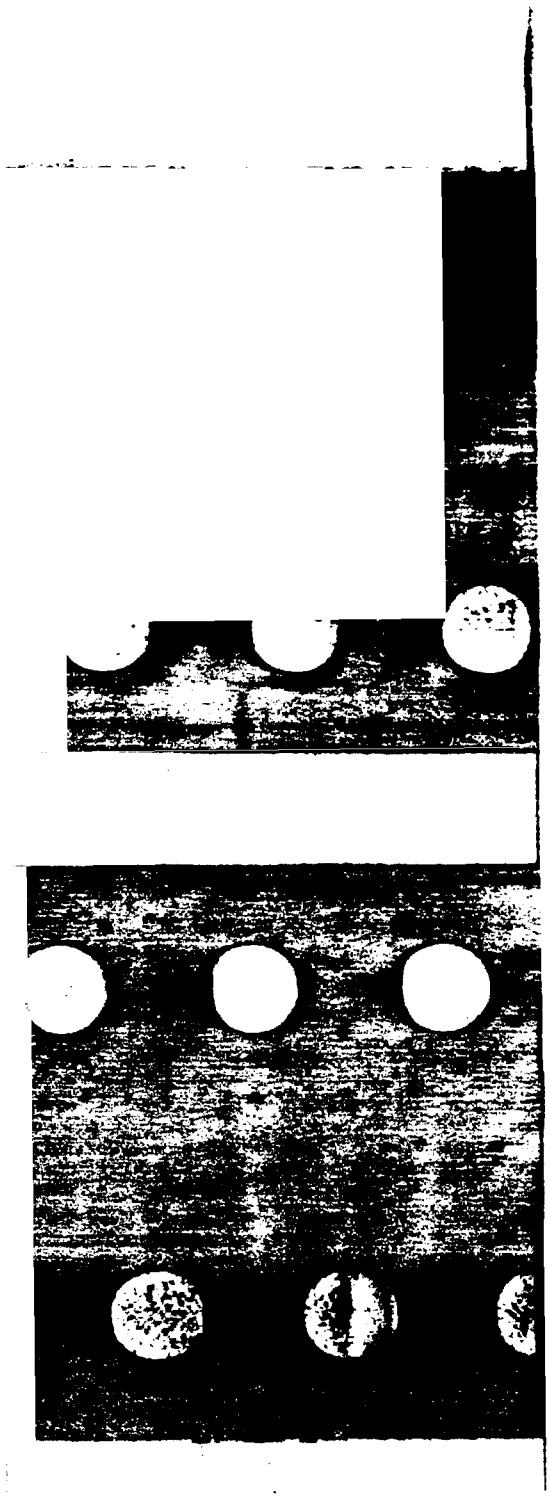
STATE OF TENNESSEE,
COUNTY OF SHELBY.

Before me, _____, a Notary Public of said 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 himself (or herself) to be a partner of _____, the within named bargainor, a partnership, and that ___he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.

Witness my hand and seal, this _____ day of _____, 19_____.

_____
Notary Public

My Commission Expires _____ day of _____, 19_____.



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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 | 86000.00 |
| CON TX | 283.80 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 290.30 |
| CHECK | 290.30 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 13 0001 2122



29542

IDENTIFICATION REFERENCE

MAY 2 2 12 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205608