This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9045 PAGE 667

ADDRESS NEW OWNER:
H. A. McClaron and Georgia McClaron
4364 Enchanted Circle
Nashville, Tennessee 37218

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-5
PARCEL 305
6DA-06915

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Johnny Jenkins, a widower hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto H. A. McClaron and wife, Georgia McClaron, as tenants by the entirety, 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:

BEING Lot No. 169 on the Resubdivision of Lots 3, 4, 5 and 6, Cumberland Nurseries as of record in Book 332, Page 143, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Mildred Roberts, by deed from Pearl McDonald et al of record in Book 4314, Page 618, Register's Office for Davidson County, Tennessee. Mildred Roberts subsequently married Johnny Jenkins and the said Mildred Roberts Jenkins has since died. By Affidavit of Heirship of record in Book 8530, Page 312, Register's Office for Davidson County, Tennessee, it was established that Johnny Jenkins is the only living heir of Mildred Roberts Jenkins.

This is the same description as in previous deed of record.

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS"

This is improved property known as 2608 A&B Foster Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H. A. McClaron and wife, Georgia McClaron, their heirs and assigns, forever; and I, Johnny Jenkins, a widower do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of August, 1993.

Johnny Jenkins

51455
IDENTIF. & REFERENCE

93 AUG 12 PM 1:06
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Johnny Jenkins, a widower the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

9113 08/12 0101 03CHECK 175.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9045 PAGE 669

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	45000.00
			CON TX	166.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	175.50
			CHECK	175.50
08/12/93	01	13:07	0001	9113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51455
IDENTIF. A REFERENCE

93 AUG 12 PM 1:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 685464