This Instrument Prepared By:
DAVID R. KENNEDY, ATTORNEY AT LAW
4207 Lebanon Road, Suite 200
Hermitage, TN 37076
PH: (615) 883-4998

BOOK 9226 PAGE 535

ADDRESS NEW OWNER:
LEONARD E. ARNOLD and wife,
SHIRLEY ANN ARNOLD
817 N. Summerfield Drive
Madison, TN 37115

SEND TAX BILLS:
SAME

MORTGAGEE:
FIRST UNION NATIONAL BANK OF TENNESSEE
3940 Gallatin Road
Madison, TN 37115

PARCEL NO.:
MAP -- 94-1
PARCEL -- 346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Glynn H. Arnold, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Leonard E. Arnold and wife, Shirley Ann Arnold, 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. 45 on the Map of Shelby Village, No. 2, as of record in Book 1835, Page 48, Register's Office for said County.
>
> Said Lot No. 45 fronts 52 feet on the westerly side of Village Court and extends back between parallel lines 154.7 feet to a dead line.
>
> Being the same property conveyed to Leonard E. Arnold and Glynn H. Arnold, as tenants in common, by Warranty Deed dated July 1, 1977, from William Gilford Jones and wife, Patricia A. Jones, of record in Book 5166, Page 932, Register's Office for Davidson County, Tennessee, the former spouse of Glynn H. Arnold having previously conveyed all of her right, title, and interest in and to said property to Glynn H. Arnold by Quitclaim Deed of record in Book 9226, Page 533, R.O.D.C.T.

This is improved property known as 708 Village Court, Nashville, Tennessee, 37216.

This conveyance is made subject to all zoning ordinances, restrictions, and easements of record, or which a visual inspection of the property would reveal. Real property taxes for 1994 will be the responsibility of Grantees.

94 JAN 21 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
09779

PICK-UP

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 I, Glynn H. Arnold, do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have agood 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 19th day of January, 1994.

1979 01/21 0101 03CHECK 65.61

Glynn H. Arnold
GLYNN H. ARNOLD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Glynn H. Arnold, the bargainor, 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 Madison, Tennessee, this the 19th day of January, 1994.

D. R. K.
NOTARY PUBLIC

My Commission Expires: 3-26-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $15,300.00.

Glynn H. Arnold
AFFIANT

Subscribed and sworn to before me
this 19th day of January, 1994.

D. R. K.
NOTARY PUBLIC
My Commission Expires: 3-26-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9226 PAGE 537

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 15300.00
CON TX 56.61
PRFEE 1.00
WDEED 8.00
TOTAL 65.61
CHECK 65.61

01/21/94 01 14:00 0001 1979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09779

IDENTIFICATION REFERENCE

94 JAN 21 PM 1:59

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 747938