Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

DEBORAH F. JAMES AND HUSBAND,
RONALD JAMES
6259 Kenwood Drive
Goodlettsville, TN 37072
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 64-13, PARCEL 11

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00.

Ronald F. James
AFFIANT
Subscribed and sworn to me, this the 15TH day of JULY, 1994.

Denise C. Ellis
Notary Public
My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, WE, DONALD W. SCHLENKER AND WIFE, NAOMI F. SCHLENKER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DEBORAH F. JAMES AND HUSBAND, RONALD JAMES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4314 OLD HICKORY BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR hands this 15TH day of JULY, 1994.

Donald W. Schlenker
DONALD W. SCHLENKER

Naomi F. Schlenker
NAOMI F. SCHLENKER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD W. SCHLENKER AND WIFE, NAOMI F. SCHLENKER, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of JULY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Being the southerly 40 feet of Lot No. 13 and all of Lot 12, of Block 3, on the Plan of Berryville, as of record in Book 421, page 117, Register's Office for said County.

Said Lot No. 12 and the southerly 40 feet of Lot No. 13 adjoin and front together 90 feet on the easterly side of Hadley Bend Road, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Donald W. Schlenker and wife, Ruby E. Schlenker by Warranty Deed from Bernice Watson, a widow, of record in Book 6818, page 291, Register's Office for Davidson County, Tennessee, the said Donald W. SChlenker and Ruby E. Schlenker having since been divorced on December 10, 1990, and Ruby E. Schlenker quitclaimed all of her right, title and interest in and to said property to Donald W. Schlenker and his new wife, Naomi F. Schlenker, by Quitclaim Deed of record in Boo 8949, page 910, said Register's Office.

EXHIBIT B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 421, page 117, said Register's Office.

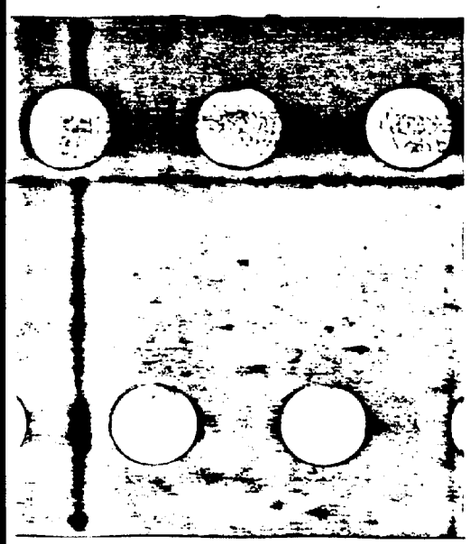
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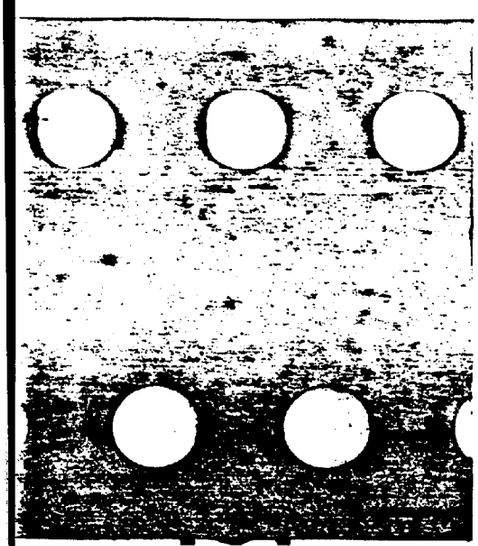
IDENTIFICATION REFERENCE

94 JUL 20 AM 8:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3699 07/20 0101 03CHECK 138.80





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9412 PAGE 262

| | | |
|---|---|---|
| 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 34000.00 | |
| | | | CON TX 125.80 | |
| | | | PRFEE 1.00 | |
| | | | MDEED 12.00 | |
| | | | TOTAL 138.80 | |
| | | | CHECK 138.80 | |
| 07/20/94 | 01 | | 08:45 0001 8699 | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

72714
IDENTIF. ↑ REFERENCE

94 JUL 20 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 815283