Bk 39

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

FILED 9489PG185

WARRANTY DEED

Name and Address of New Owner:

GEORGE MITCHELL SCHRENK, III, and wife, RHONDA SCHRENK
c/o Smith Barney
501 South New York Avenue
Winter Park, FL 32789

THOMAS McLEAN BOYD and wife, JANICE BOYD
8232 Mar Del Plata Street, East
Jacksonville, FL 32256

Send Tax Bills To:

NEW OWNERS

Street Address of Subject Property:	**Map-Parcel No:**
3113-3115 Harlin Drive **Nashville, TN 37211**	**113-01-337**

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 and sufficiency of which are hereby acknowledged, **ROY S. JONES and wife, C. LYNN JONES,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **GEORGE MITCHELL SCHRENK, III, and wife, RHONDA SCHRENK,** and **THOMAS McLEAN BOYD and wife, JANICE BOYD,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 2 on the plan of the resubdivision of Lots 48 and 49, H.C. McNabb Subdivision, as of record in Book 5190, page 138, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Roy S. Jones by deed from John Sneed Jones, Jr., a single person, as of record in Book 5471, page 440, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville and Davidson County real property taxes for calendar years 1980 through 1993;

2. State and County taxes for 1994, a lien, but not yet due and payable.

3. The Plan of record in Book 5190, page 138, Register's Office for Davidson County, Tennessee, and all zoning regulations, setback lines, if any, easements and rights of way for public utilities applicable to the lot in question.

4. Rights or claims of parties in possession not shown by the public records.

5. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

6. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

7. Easements, liens or encumbrances, or claims thereof, which are not shown by public records.

8. Any lien or right to a lien for services, labor or material imposed by law and not shown by the public records.

9. A Deed of Trust executed by Roy S. Jones and wife, C. Lynn Jones, to Evrett A. Covington, Jr., Trustee, of record in Book 5539, page 446, Register's Office for Davidson County, Tennessee, to secure an indebtedness to Security Federal Savings and Loan Association of Nashville (now Regions Bank of Tennessee) in the amount of $36,000.00, as modified by a Modification and Assumption Agreement executed by Roy S. Jones and wife, C. Lynn Jones, and Thomas McLean Boyd, Janice Boyd, George Mitchell Schrenk, III, and Rhonda Schrenk, to Security Federal Savings and Loan Association of Nashville (now Regions Bank of Tennessee) as of record in Book 5589, page 526, said Register's Office; and

10. The rights and claims of all persons claiming by, through, or under GRANTEES herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs, successors and assigns, in fee simple, forever.

And the GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

And the GRANTORS further covenant and bind themselves, their heirs, successors and representatives to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 5th day of October, 1994.

GRANTORS:

Roy S. Jones

ROY S. JONES

C. Lynn Jones

C. LYNN JONES

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roy S. Jones and wife, C. Lynn Jones**, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at TENNESSEE this 5th day of October 1994.

NOTARY PUBLIC
My commission expires: 4-24-98

STATE OF Tennessee]

COUNTY OF Davidson]

The actual consideration or value whichever is greater for this transfer is $ 46,750.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 1994.

NOTARY PUBLIC
My commission expires:

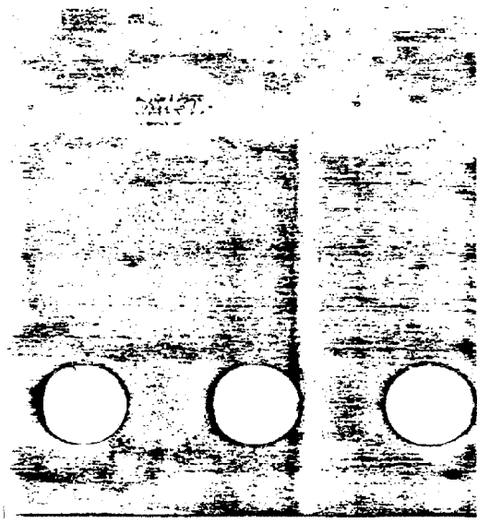
NOTARY PUBLIC AT LARGE
Sherri D. Hollars
My Commission Expires
January 22, 1995
STATE OF TENNESSEE

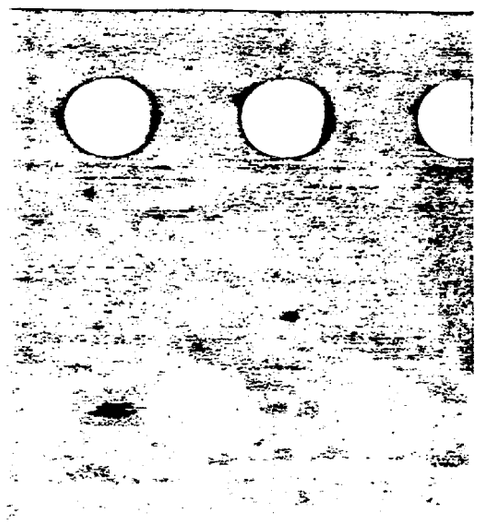
\dab\Jones.Deed

98585
IDENTIF. & REFERENCE

94 OCT 10 PM 12:11
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

5733 10/10 0101 03CHECK 185.79





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

RECEIVED OF _____

FOR _____

BOOK 9489 PG 188

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

CANT	46750.00
CON TX	172.79
PRFEE	1.00
WDEED	12.00
TOTAL	185.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 185.79

10/10/94 01 12:10 0001 6733

98585
IDENTIF. & REFERENCE

94 OCT 10 PM12:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 842949