This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9834 PG 82

ADDRESS NEW OWNER:
Shawn J. Jones
2133 Rosemary Lane
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation
8360 Old York Road Bld. 3, 3rd Floor
Elkins Park, PA 19117

MAP AND PARCEL:
MAP 106-13
GROUP
PARCEL 54

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, Deborah D. Boyd, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Shawn J. Jones, an unmarried person, hereinafter called the Grantee, his 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. 18 on the Map of Glenrose Park, as of record in Book 974, page 98, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 18 fronts 50 feet on the westerly side of Rosemary Lane and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Deborah D. Boyd, an unmarried person by deed from James H. Boyd, Executor, as of record in Book 9410, page 260, Register's Office for Davidson County, Tennessee.

This is improved property known as 2133 Rosemary Lane, Nashville, TN 37210.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to the 1995 taxes and subsequent years taxes thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 1224, page 286, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. All matters shown on the Plan of record in Book 974, page 98, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Shawn J. Jones, an unmarried person, his heirs and assigns, forever; and I, Deborah D. Boyd, an unmarried person, do covenant

with the said Grantee 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 Grantee, his 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 16th day of October, 1995.

Deborah D. Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Deborah D. Boyd, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of October, 1995.

NOTARY PUBLIC

My Commission Expires: ~~11/20/96~~ 5-5-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 64,500.00.

AFFIANT

Subscribed and sworn to before me this 16th day of October, 1995.

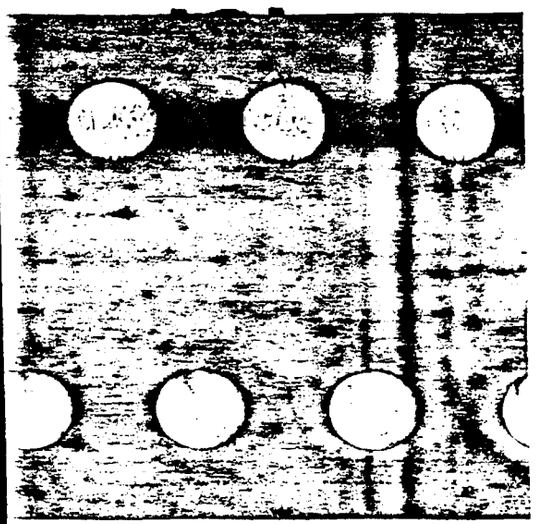
NOTARY PUBLIC
My Commission Expires: ~~11/20/96~~ 5/5/99

95 OCT 20 PM 1:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

12:75 10/20 2101 03CHECK 247.65

011418
IDENTIFICATION REFERENCE

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



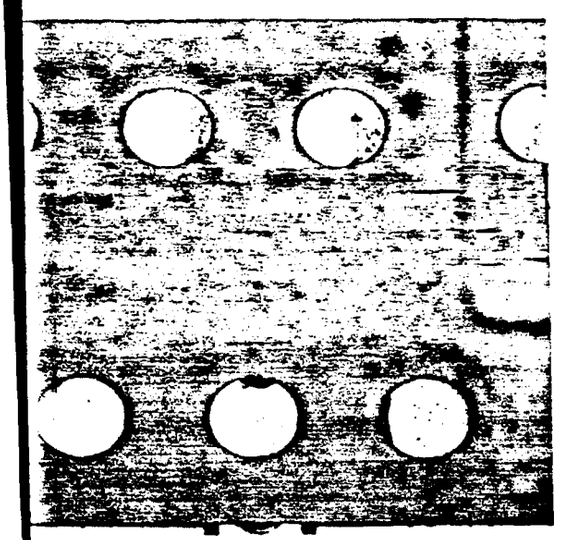
RECEIVED OF _____

FOR _____

BOOK 9834 PG 84

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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 8.00
CHECK 247.65
CHECK 247.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/20/95 01 14:00 0001 9175

01144418
IDENTIFICATION REFERENCE

95 OCT 20 PM 1:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 967876