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

BK 9992 PG 906

ADDRESS NEW OWNER:
Alfredo V. Monreal and Arturo U. Monreal
3846 Sam Boney Drive
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 133-15
GROUP
PARCEL 31

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, we, Thomas L. Jones, Scott D. Jones, Tracy L. Jones Ashley, and Avis M. Jones Sliger, sole Heirs-At-Law of Willard Thurman Jones, deceased, and Margaret Jones, deceased, a/k/a Margaret Sims and Margaret Teligha Burke, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alfredo V. Monreal and Arturo U. Monreal, 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. 37 on the Plan of Paragon Hills Subdivision, as of record in Book 3300, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Willard Thurman Jones and wife, Margaret Jones by deed from W. L. Bainbridge Company of record in Book 3823, page 297, Register's Office for Davidson County, Tennessee, both the said Willard Thurman Jones and Margaret Jones having since died, being divorced prior to death.
>
> **The undersigned Shane Ashley spouse of Tracy L. Jones Ashley joins in this conveyance to convey any marital interest he may have in subject property.**
>
> **This is not the usual place of residence of the following Grantors, Thomas L. Jones, Scott D. Jones, and Avis M. Jones Sliger.**
>
> The undersigned Tracy L. Jones Ashley and Tracey L. Jones Ashley are one and the same person.

This is improved property known as 3846 Sam Boney Drive, Nashville, TN 37211.

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 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 3508, page 159, 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. Subject to all matters shown on the Plan of record in Book 3300, page 100, 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 Alfredo V. Monreal and Arturo U. Monreal, their heirs and assigns, forever; and we, Thomas L. Jones, Scott D. Jones, Tracy L. Jones Ashley, and Avis M. Jones Sliger, sole Heirs-At-Law of Willard Thurman Jones, deceased, and Margaret Jones, deceased, a/k/a Margaret Sims and Margaret Teligha Burke, do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title 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 our hands this the 22nd day of March, 1996.

Thomas L. Jones
By: Avis M. Jones Sliger, Attorney-In-Fact

Scott D. Jones
By: Avis M. Jones Sliger, Attorney-In-Fact

Tracy L. Jones Ashley
By: Avis M. Jones Sliger, Attorney-In-Fact

Avis M. Jones Sliger

Shane Ashley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shane Ashley, 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 Nashville, Tennessee, this the 22nd day of March, 1996.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Avis M. Jones Sliger, 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 22nd day of March, 1996.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
07/27/96

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 Avis M. Jones Sliger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Thomas L. Jones, Scott D. Jones and Tracy L. Jones Ashley, as their Attorney-In-Fact, as the free act and deed of the within named Thomas L. Jones, Scott D. Jones and Tracey L. Jones Ashley. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1996.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires:
07/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

Alexis Maxwell

AFFIANT

Subscribed and sworn to before me
this 22nd day of March, 1996.

R. L. MOORE
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Mar 24, 1996

3C01 03/27 0101 03CHECK 242.70

0164549
IDENTIF. ↑ REFERENCE

96 MAR 27 PM 2:02

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



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

RECEIVED OF _____

FOR _____

BOOK 9932 PG 910

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

AMT	$1000.00
CON TX	225.70
PRFEE	1.00
MTEED	16.00
TOTAL	242.70
CHECK	242.70

03/27/96 01 14:05 0001 3201

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164549
IDENTIF. ↑ REFERENCE

96 MAR 27 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021221