WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

10097 905

34641

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Deborah L. Clark (NAME)	NationsBanc Mortgage Corporation (NAME)	95-7-118
231 Fairway Drive (ADDRESS)	P.O. Box 353 (ADDRESS)	3DZ-5880
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eugene K. Jenkins, Jr. and wife, Donna Jo Jenkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah L. Clark, Unmarried and Sharon A. Clark, Unmarried, as joint tenants with right of survivorship

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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 30 and part of Lot No. 31 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County, described together as follows:

BEGINNING on the southeasterly margin of Fairway Drive at a point 10 feet northeast of the corner of Lots Nos. 31 and 32; thence with said Drive northeastwardly 153 feet to the corner of Lots Nos. 29 and 30; thence with the line between said two lots southeastwardly 350.8 feet to the westerly line of Lot No. 237; thence with the westerly line of Lots Nos. 237, 238 and 239, southwardly 234.2 feet to the northerly line of the Baxter Property; thence with said line westwardly 114 feet to the corner of Lots Nos. 31 and 32; thence with the line between said two lots northwestwardly 53.7 feet; thence northeastwardly 10 feet; thence northwestwardly 325 feet to the beginning.

BEING the same property conveyed to Eugene K. Jenkins, Jr. and wife, Donna Jo Jenkins by deed from Elaine Hurley of record in Book 7067, Page 809, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This is unimproved ( ) improved (X) property, known as 231 Fairway Drive, Nashville, TN 37214 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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 land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons whomsoever. 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.

Witness our hands this 20th day of June, 19 96

Eugene K. Jenkins, Jr.

Donna Jo Jenkins

BOOK 10097 PG 906

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 Eugene K. Jenkins, Jr. and wife, Donna Jo Jenkins

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 19 96.

Commission expires 11/28/98

ALAN LYNN RATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0196415

IDENTIFICATION REFERENCE

96 JUN 25 PM 1:52

DAVIDSON COUNTY, TN.

6495 36.25 9401 03CHECK 545.50

REC

OFFI



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

RECEIVED OF _____

FOR _____

BOOK 10097 PG 907

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
06/25/96 01 13:58 0001 7495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196415
IDENTIF. # REFERENCE

96 JUN 25 PM 1:53
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1055263