

This Warranty Deed

Made this 25th day of March A.D. 19 94
by MARION DONALD GARRETT and JACQUELINE
GARRETT, his wife

hereinafter called the grantor, to
TONY R. DAVIS and GINA L. DAVIS, his
wife

whose post office address is: 603 CHIVAS COURT
ORANGE PARK, FLORIDA 32073

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the grantee, all that certain land situate in CLAY
County, Florida, viz:

AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO covenants, restrictions, easements of record and taxes for
the current year.

Documentary Tax Pd. \$ 1253.00

Certificate # 59600553

John Keene, Clerk of Circuit Court

By Mary G. Whinnwright, D.C.

Parcel Identification Number: 42-04-25-008814-242-12

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple;
that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is
free of all encumbrances except taxes accruing subsequent to December 31, 19 93

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in our presence:

Linda L. Coleman
Name: Linda L. Coleman

Jerry S. Waugh
Name: Jerry S. Waugh

Name:

Name:

Marion Donald Garrett LS
Name & Address: MARION DONALD GARRETT

Jacqueline Garrett LS
Name & Address: JACQUELINE GARRETT

Name & Address:

Name & Address:

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 25th day of March , 19 94
by MARION DONALD GARRETT and JACQUELINE GARRETT, his wife

who is personally known to me or who has produced Military I.D. as identification.

PREPARED BY, RECORD & RETURN TO:
WILLIAM A. HAMILTON, III
ATTORNEY AT LAW
1210 Kingsley Avenue, Suite 2
Orange Park, Florida 32073
File No: 94-C161

Print/Name:
Notary Public
My Commission Expires

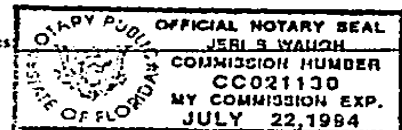


EXHIBIT "A"

Tract 13, LOCH RANE ESTATES, according to unrecorded plat thereof being a portion of Section 42, Township 4 South, Range 25 East, Clay County, Florida, said Tract 13 being more particularly described as follows:

Commence at the Southwest corner of Tract 12 of said Loch Rane Estates as described in Official Records Book 731, page 597 of the public records of said County; thence run South 00 degrees 04 minutes 10 seconds East, 150.00 feet; thence North 89 degrees 55 minutes 50 seconds East, 295.00 feet to the West line of Chivas Court; thence on said West line North 00 degrees 04 minutes 10 seconds West, 150.00 feet; thence South 89 degrees 55 minutes 50 seconds West , 295.00 feet to the Point of Beginning.

OR BOOK

1500

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