FILE NO. 34681

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF JUNE 19 96

Notary Public

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

.10101 48

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROY S. JONES et ux	S A M E	119-1-363
NAME	NAME	
430 Atlas Drive		6DA 15371
STREET ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Nashville, TN 37211		
CITY STATE ZIP	CITY STATE ZIP	

FOR AND IN 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 I, JOHN T. BAUGH, JR., Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY S. JONES and wife, CYNTHIA L. JONES

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

TRACT 3: On the map of W. G. Thuss addition, as of record in Book No. 332, page 149, R.O.D.C., Tennessee.

SAID Lot No. 27 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines with the easterly margin of an alley 150 feet to an alley in the rear, and being the same property conveyed to Stella Mai Baugh and John Edward Smith of record in Book 1058, page 366, R.O.D.C., Tennessee.

BEING part of the same property conveyed to John T. Baugh, Jr., Trustee, by deed from Stella Mai Baugh, widow and John Edward Smith and wife, Betty Carolyn Smith of record in Book 3898, page 872, Register's Office for Davidson County, Tennessee.

In the deed of record in Book 3898, page 872, John T. Baugh, Jr., took title as Trustee for an undisclosed individual. John T. Baugh, Jr., is acting under an oral trust for the benefit of his mother, Stella Mai Baugh, a/k/a Stella M. Baugh who joins in this conveyance as beneficiary to acknowledge her consent to this transfer.

Unimproved
This is improved X property, known as 344 Valeria Street, Nashville, Tennessee 37211
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 my hand this 26th day of June, 19 96

JOHN T. BAUGH, JR., Trustee

STELLA M. BAUGH A/K/A STELLA MAI BAUGH

10101 49

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN T. BAUGH, JR., Trustee and STELLA M. BAUGH a/k/a STELLA MAI BAUGH

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 26th day of June, 19 96.

Commission Expires 4/28/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

96 JUN 27 PM 1:48

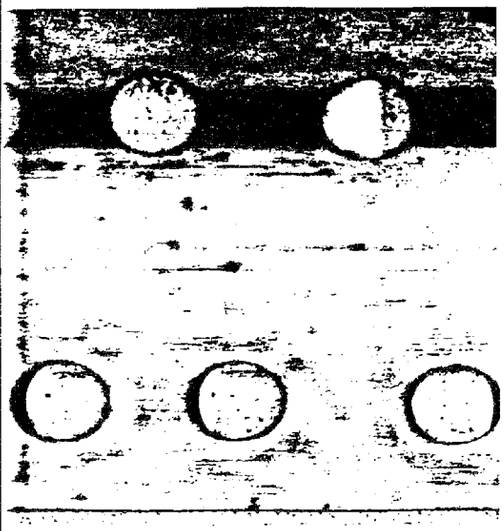
0197443

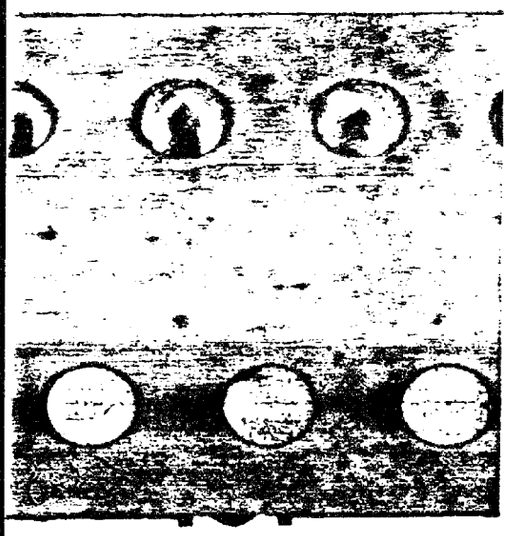
RECEIVED FOR REFERENCE

DAVIDSON COUNTY, TN.

96 JUN 27 PM 1:04 RECEIVED

258.75





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 50

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	67500.00
CON TX	249.75
PRFEE	1.00
WDEED	8.00
TOTAL	258.75
CHECK	258.75

06/27/96 01 13:53 0001 8575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197443
IDENTIFICATION REFERENCE

96 JUN 27 PM 1:48

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1056329