BOOK 11734 PAGE 84

RECORD AND RETURN TO
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38426 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **70,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES 9/28/2002

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

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
DOUGLAS A. IRWIN and **JON G. ENGLISH** **223 Madison Street, Suite 112** **Madison, Tennessee 37115**	**SAME**	**119-1-361** **6DA 15373**

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, JOHN T. BAUGH, JR., and wife, DEBORAH BAUGH**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS A. IRWIN AND JON G. ENGLISH**

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:

BEING Lot No. 29 on the map of W. G. Thuss Addition as of record in Book 332, page 149, Register's Office for Davidson County, Tennessee.

SAID Lot No. 29 fronts 50 feet on the northerly side of Valeria Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to John T. Baugh, Jr., by Quitclaim Deed from Virginia Nell Apple (formerly Virginia Nell Baugh) of record in Book 7329, page 715, Register's Office for Davidson County, Tennessee, and by Deed to John T. Baugh, Jr., and wife, Virginia Nell Baugh (presently Virginia Nell Apple) by Deed from John T. Baugh, Jr., Trustee and Stella Mai Baugh, widow, of record in Book 3986, page 910, Register's Office of Davidson County, Tennessee. The said John T. Baugh, Jr., having since married and his wife, Deborah Baugh joins in said conveyance for the purpose of conveying any right, title and interest she might have in said property by reason of the marital estate or otherwise.

99 NOV -5 PM 2:17

RECEIVED

0654789

Unimproved ( )
This is improved (X) property, known as **340 VALERIA STREET, NASHVILLE, TENNESSEE 37211**
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 29TH DAY OF OCTOBER, 1999.

8514 11/05 0101 03CHECK 270.00

JOHN T. BAUGH, JR.

DEBORAH BAUGH

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 **JOHN T. BAUGH, JR., AND WIFE, DEBORAH BAUGH,**

the bargainors 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 the 29th DAY OF OCTOBER, 1999.

My Commission Expires: 9/28/2002

Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11734 PAGE 86

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

06547789

99 NOV -5 PM 2:17

CAMT	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	270.00
CHECK	270.00

11/05/99 01 14:18 0001 8514

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536245