RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39896 FILE BOX "7"**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/04/01 08:55 2pgs
Fees:11.00 Taxes:314.50

20010604-0057436

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 85,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **30th DAY OF MAY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
DOUGLAS A. IRWIN and JON G. ENGLISH 223 Madison St. #112 Madison, TN 37115	**S A M E**	**119-1-363 6DA 15371**

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, ROY S. JONES and wife, CYNTHIA L. JONES**

H.EREINAFTER 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:

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 the same property conveyed to Roy S. Jones and wife, Cynthia L. Jones by deed from John T. Baugh, Jr., Trustee, of record in Book 10101, page 48, 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., acted under an oral trust for the benefit of his mother, Stella mai Baugh, a/k/a Stella M. Baugh who joined in the conveyance as beneficiary to acknowledged her consent to the transfer.

Unimproved ( )
This is improved (X) property, known as **344 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 30TH DAY OF MAY, 2001.

ROY S. JONES **CYNTHIA L. JONES**

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 ROY S. JONES and wife, CYNTHIA L. JONES, 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 30TH day of May, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02