Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2005
#1595

Davidson County DEEDWARR
Recvd: 03/03/05 14:10 2 pgs
Fees:13.00 Taxes:591.63
20050303-0023759

Prepared BY:
~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP 43670

WARRANTY DEED

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$159,900.00. Michelle Salada
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **22nd DAY OF FEBRUARY, 2005.**
Deborah K. Devine
Notary Public
MY COMMISSION EXPIRES: 11/22/08

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

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
MATTHEW SALADA et ux **409 Rosebank Avenue** **Nashville, TN 37206**	1st Trust Bank for Savings P.O. Box 17257 Memphis, TN 38187-0257 ATTN: Mortgage Accounting Dept	**83-7-277** **15DA 50030**

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, **I, ROY S. JONES, Married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MATTHEW SALADA and wife, MICHELLE SALADA

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly 69 feet of Lot No. 10 and the westerly 51 feet of Lot No. 11 on the map of Roselawn, as of record in Book 2133, Page 01, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 120 feet on the southerly line of Rosebank Avenue and runs back 102.7 feet on the westerly line of said part of Lot No. 10 and 169.6 feet on the easterly line said part of Lot No. 11 to a dead line in the rear, measuring 137.2 feet thereon.

Being the same property conveyed to Roy S. Jones by Special Warranty Deed from Kay Bank, USA, N.A., of record in Instrument Number 20040511-0053826, Register's Office for Davidson County, Tennessee.

This is investment property and has never been the residence of Grantor nor his spouse.

Unimproved ( )
This property is improved (X) known as 409 Rosebank Avenue, Nashville, Tennessee 37206

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 22nd day of February, 2005.

ROY S. 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, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 22ND day of February, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

