FROM INFORMATION FURNISHED BY THE GRANTOR

Davidson County DEEDWARR
Recvd: 07/22/05 15:19 2 pgs
Fees:13.00 Taxes:221.63
20050722-0085743

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44061 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$~~ $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
20th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuel Velasquez	SAME AS NEW OWNER	106-13-192
324 Leafland Avenue		6DA 16276
Nashville, TN, 37206		

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/WE,

Roy S. Jones, Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Manuel Velasquez and Norma Isabel Flores

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:

LAND in Davidson County, being Lot No. 17 on the Plan of Re-Subdivision of part of Sadler Place, Section 9, of record in Plat Book 2083, page 77, also described in Deed Book 5506, page 374, Register's Office for said County, to which reference is made for a more complete description.

INCLUDED in the above description but EXCLUDED from this conveyance is the property conveyed to Clarence E. Judkins and wife, Vera M. Judkins, by deed from A. J. McMahon and wife, Aileen McMahon of record in Book 2648, page 366, Register's Office for said County, described as follows: LAND in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 17 on the Re-Subdivision of part of Sadler Place, Section 9, as of record in Book 2083, page 77, Register's Office for said County, being also the southerly part of Lot No. 96 on the Plan of Sadler Place, as of record in Book 332, page 31, said Register's Office. Said part of Lot 17 fronts 50 feet on the northerly side of Leafland Avenue and extends back 100 feet, more or less, on the westerly line with the easterly margin of Oakland Avenue (now closed) as shown on the Plan of Sadler Place, of record in Book 332, page 31, said Register's Office, and 129.8 feet on the easterly line to the southerly margin of the N. C. & St. L. Railroad right-of-way measuring 50 feet, more or less, thereon.

BEING the same property conveyed to Roy S. Jones by Special Warranty Deed from LaSalle Bank National Association, as Trustee for Securitized Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-6. of record in Instrument Number 20050623-0072223, Register's Office for Davidson County, Tennessee.

THIS is investment property and not the residence of Grantor nor any spouse of his.

Unimproved ( )
This is improved (X) property known as 324 Leafland Avenue, Nashville, TN 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/our hand(s) this 20th day of July, 2005

Roy S. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Roy S. Jones, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2005

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN