Davidson County DEEDWARR
Recvd: 12/12/05 11:58 2 pgs
Fees:13.00 Taxes:402.93

20051212-0148882

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **44328**

WARRANTY DEED

WILLIAM B. GREGORY NOTARY PUBLIC AT LARGE ROBERTSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$108,900.00.

Shanetta N. Malone
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
1st DAY OF DECEMBER, 2005.

William B Gregory
Notary Public

MY COMMISSION EXPIRES: 4-9-06

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

fb #43

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
SHANETTA N. MALONE **912 McClurkin Avenue** **Nashville, TN 37206**	Same	**72-13-450** **27W 27578**

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, a Married Person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **SHANETTA N. MALONE** AND HUSBAND JOSEPH M. MALONE

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

Land in Davidson County, Tennessee, being Lot No. 228 as shown on the plan of Trevecca Subdivision of Renraw, as of record in Book 421, Pages 72 & 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roy S. Jones, a Married Person, by deed from Household Financial Center, Inc., of record in Instrument Number 20050307-0024848, and recorded in Instrument Number 20051123-0141526, Register's Office for Davidson County, Tennessee. This is investment property and has never been the residence of Grantor nor any spouse of his.

This is improved property known as **912 McClurkin 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 1st day of December, 2005.

Roy S. Jones

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, on this 1st day of December, 2005.

NOTARY PUBLIC

My Commission Expires: 4-9-06

