Davidson County DEEDWARR
Recvd: 07/14/06 10:44 2 pgs
Fees:13.00 Taxes:194.25

20060714-0084944

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
06TN02315

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
13th day of July, 2006

Notary Public

MY COMMISSION EXPIRES:

CAROL VICTORY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas A. Irwin & Jon G. English **223 Madison St., Ste. 112** **Madison, TN 37115**	**New Owner**	**119-02-0-151.00**

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,

Raymond Neal Austin, unmarried and Dennis Ray Austin, married

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

Douglas A. Irwin, married and Jon G. English, married

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. 23 on the Map of Glenrose Subdivision, as of record in Book 1424, page 142, Register's Office for said County.

Said Lot No. 23 fronts 70 feet on the southerly side of Rose Street and runs back between lines 156.5 feet on the west line and 166.3 feet on the east line to a dead line in the rear, which is a broken line measuring 118.3 feet thereon.

Being the same property conveyed to Raymond Neal Austin and Dennis Ray Austin, by Quitclaim Deed from Frankie Mae Austin, dated August 6, 2002 and recorded August 6, 2002 in Instrument No. 20020806-0094295, Register's Office for Davidson County, Tennessee.

Subject to sanitary sewers and/or storm drainage easement in Book 4166, Page 374 and The Plan of Record in Book 1424, Page 142, said Register's Office.

THIS IS INVESTMENT PROPERTY AND NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS OR ANY SPOUSE

Unimproved ( )

This is improved (X) property known as **95 Rose Street, Nashville, TN 37210**

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 13th day of July, 2006.

Raymond Neal Austin by Dennis Ray Austin, Attorney in Fact in Instrument No. _____, Register's Office for Davidson County, Tennessee.

Dennis Ray Austin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Ray Austin the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of July, 2006.

Commission Expires: 11/4/06

Notary Public

GARY C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2006.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 13th day of July 2006, before me personally appeared Dennis Ray Austin to me known to be the person who executed the foregoing instrument in behalf of Raymond Neal Austin as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Raymond Neal Austin

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of July, 2006.

Commission Expires: 11/4/06

Notary Public

GARY C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006