WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2009

Notary Public

MY COMMISSION EXPIRES: 3/7/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Arnoldo Buruca Velasquez	New Owner	Parcel ID:
3607 Floral Drive		11901036300
Nashville, TN 37211		

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

~~Jon English and Doug Irwin~~ / **Douglas A. Irwin and Jon G. English, both married,**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Arnoldo Buruca Velasquez and wife, Ana Maura Salmeron
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. 27 on the Map of W.G. Thuss addition, as of record in Book No. 332, page 149, Register's Office for Davidson County, 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 Douglas A. Irwin and Jon G. English by Warranty Deed from Roy S. Jones and wife, Cynthia L. Jones, of record in Instrument 20010604-0057436, said Register's Office.

This conveyance is subject to: (1) 2009 county taxes which have been prorated and assumed by the Granteees, and (2) all matters appearing on the plan of record in Book 332, page 149, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-3-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 344 Valeria Street, Nashville, TN 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 27th day of February, 2009.

Jon English

Doug Irwin
Douglas A. Irwin

Davidson County DEEDWARR
Recvd: 03/02/09 11:24 2 pgs
Fees:13.00 Taxes:347.80

20090302-0018059

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 Douglas A. Irwin, 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 26th day of February, 2009.

My Commission Expires: 3/7/11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon G. English, 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 27th day of February, 2009.

My Commission Expires: 3/7/11

Notary Public