After Recording Return To:
3354 PERIMETER HILL DRIVE # 105
NASHVILLE,TN 37211

Davidson County DEEDWARR
Recvd: 02/02/01 09:52 2pgs
Fees:11.00 Taxes:296.00

20010202-0010313

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **ALEXANDER J. ZHISLIN and wife, SOPHIA S. ZHISLIN** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **SCOTT JONES and SUZIE ROSE ,** hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A tract or parcel in Davidson County Tennessee, described as follows to wit:

Being Unit No. 69 in a Horizontal Property regime shown on the Plat of Belle Forest, as of record in Book 5200, page 167, Register's Office for said County to which reference is hereby made

Being the same property conveyed to Alexander J. Zhislin and Sophia S. Zhislin for the purpose of destroying the tenancy by the entirety by Quit clam Deed from Alexander A. Zhislin and wife, Sophia S. Zhislin, dated June 26, 1998 and recorded June 26, 1998 in Quitclaim Book 10993, page 938, Register's Office for Davidson County, Tennessee. Also aquired in Book 9747,page 189, at said Register's.

This conveyence is made subject to any and all zoning regulations, building setback lines, if a any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 26 day of January 2001

Alexander J. Zhislin
ALEXANDER J. ZHISLIN

S Zhislin
SOPHIA S. ZHISLIN

Sophia Zhislin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ALEXANDER J. ZHISLIN and wife, SOPHIA S. ZHISLIN**, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 24 day of January, 2001.

Mary T. Hurst
Notary Public

My Commission Expires: _____

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24 day of January, 2001.

Mary T. Hurst
Notary Public

My Commission Expires:_____

MARY T. HURST NOTARY PUBLIC AT LARGE Commission exp. 2-19-2002 RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY: **Information given by both parties**

Title Enterprises, Inc.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN. 37211

MAP AND PARCEL NUMBERS:142-04-0-A-69.00

ADDRESS NEW OWNER:
Scott Jones and Suzie Rose
210 Old Hickory Blvd #69
NASHVILLE,TN 37721

SEND TAX BILLS TO
SAME