WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/06/04 09:04 2pgs
Fees:13.00 Taxes:196.10
20041206-0144556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruel Jones	SAME	MAP 133-1 PARCEL 312
(NAME)	(NAME)	
404 Elgin Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **VIRGINIA BLAKE MOORE BROOKS, now being VIRGINIA BROOKS PERRY, A SINGLE WOMAN, by and through WILLIAM M. BROOKS, JR., Attorney in Fact**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUEL JONES** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 411, Map of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Virginia Blake Moore Brooks by deed of record in Book 6163, page 706, Register's Office for Davidson County, Tennessee, the said Virginia Blake Moore Brooks having since married, now being Virginia Brooks Perry.

WILLIAM M. BROOKS, JR. executes this instrument as Attorney in Fact for VIRGINIA BROOKS PERRY pursuant to a General and Durable Power of Attorney of record in Instrument No. 20020403-0040328, Register's Office for Davidson County, Tennessee.

VIRGINIA BLAKE MOORE BROOKS, VIRGINIA B. PERRY, VIRGINIA B. M. BROOKS, VIRGINIA B. M. BROOKS PERRY AND VIRGINIA BROOKS PERRY are one and the same person.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is improved property, known as 3408 Saindon Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 12/2/2004.

VIRGINIA BROOKS PERRY

BY: WILLIAM M. BROOKS, JR., Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, WILLIAM M. BROOKS, JR., 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, and further acknowledged that he is the Attorney In Fact for VIRGINIA BROOKS PERRY and is authorized by VIRGINIA BROOKS PERRY to execute this instrument on her behalf.

WITNESS my hand and official seal this 2nd day of December, 2004.

NOTARY PUBLIC

My commission expires: 2-10-08

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008