WARRANTY DEED-

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRANSFER IS $ 112,500.00

Charles Jones
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2005.

NOTARY PUBLIC

MY COMMISION EXPIRES 7/29/2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/29/05 15:12 2 pgs
Fees:13.00 Taxes:416.25
20050929-0117311

THIS INSTRUMENT WAS PREPARED BY
STATEWIDE TITLE AND ESCROW LLC 109 Cude Lane / Madison, TN 37115

Address New Owner(s) As Follows:	Send Tax Bills To:	Map and Parcel Number:
Charles Jones	First Cleveland mtg ~~same~~	
2624 Ennis Road	7100 E. Pleasant Valley	119/11/96
Nashville, TN 37210	Rd #155 Independence Ohio 44131	

FOR AND IN CONSIDERATION OF THE SUM OF 112,500.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Nancy Gurule and Ann Merrell

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

Charles Jones

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Map Of Laurel Acres Subdivision, as of record in Book 2133, page 48, Register's Office for said County.

Said Lot No. 39 fronts 169.9 feet on the northeast side of Ennis Road, and extends back on the westerly side 219.2 feet, on the easterly side 237.2 feet to a dead end line at the rear being 180 feet thereon.

Being the same property conveyed to John H. Smith and wife, Alma O. Smith by deed from Margaret S. Corbitt of record in Book 4252, page 564, Register's Office for Davidson County, Tennessee. The said John H. Smith having since died and the property vested in Alma O. Smith by estate by the entireties.

Subject to restrictions of record in Book 2150, page 53, said Register's Office.

Being the same property further conveyed to Nancy Gurule and Ann Merrell by Warranty Deed from Alma O. Smith, unmarried dated 01/06/95 and filed for record on 01/12/95 in Book 9569, page 970, in the Register's Office for Davidson County, Tennessee.

Subject to all matters of record in the Plan of Record in Plat Book 2133, page 48, said Register's Office.
Subject to easement of record in Book 4365, Page 433, said Register's Office.
Subject to restrictions of record in Plat Book 2150, page 53, said Register's Office.

This ( )Unimproved
(X) Improved property is known as: **2624 Ennis Road**
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 not 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 ever 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 13 day of **September, 2005**

_____ **Nancy Gurule**
_____ **Ann Merrell**

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, **Nancy Gurule and Ann Merrell**, the named bargainor(s), with whom I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that **HE/SHE** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Co., **Tennessee.**

This 13 day of **September, 2005.**

_____ Notary Public

My Commission Expires: 7/29/2006

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 7/29/2006