WARRANTY DEED

ZANA C. PETTY
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 $ 82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2006

Notary Public

MY COMMISSION EXPIRES: 1-27-07
(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:
Jane H. Randolph	New Owner	Map Map 71
337 Vailview Drive		Group 16-0
Nashville, TN 37207		Parcel 315.00

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

C.E. Jones, Inc. and C.E. Jones, the Sole Shareholder of C.E. Jones, Inc., which is now dissolved,
~~hereinafter called the GRANTORS~~, has bargained and sold, and by these presents do transfer and convey unto
Jane H. Randolph and Shelia Hudson
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. 40 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 40 fronts 88.5 feet on the south side of Dayton Avenue and runs back between lines 145 feet, more or less, to an alley on which it measures 140 feet.

Being the same property conveyed to C.E. Jones, Inc. by Quitclaim Deed from Carl Enoch Jones, of record in Instr. 199912100301995, said Register's Office. See also Warranty Deed of record in Book 10434, page 390, said Register's Office. The said Grantor signs as sole shareholder of C.E. Jones, Inc., which is now dissolved and C.E. Jones is signing as President.

This conveyance is subject to: (1) 2004, 2005 and 2006 County Taxes, which have been assumed by the Grantees, (2) All matters appearing on the plan of record in Book 332, page 3, said Register's Office, and (3) Sewer Line Easement of record in Book 2140, page 306, said Register's Office.

This conveyance is subject to a Deed of Trust executed by Carl E. Jones, to TRSTE II, Inc., Trustee, for First Union National Bank of Tennessee dated April 25, 1997, and filed for record in Book 10434, page 393, Register's Office for said County, with an unpaid principal balance of approximately $82,000.00, which the grantees herein hereby assume and agree to pay. The escrow account, if any, is hereby transferred to the grantees.

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 805-A West McKenzie Avenue, Nashville, TN 37206

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.

Davidson County DEEDWARR
Recvd: 02/21/06 10:48 2 pgs
Fees:13.00 Taxes:303.40
20060221-0019927

Witness my hand this 1st day of February, 2006.

C. E. Jones, Inc.

By: _____
C.E. Jones, President

_____
C.E. Jones

FILE BOX 45

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 C.E. Jones, 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 this 1st day of February, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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 C.E. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of C. E. Jones, Inc., the within named bargainor, and corporation, and that he as such President, being authorized to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. E. Jones as such President.

Witness my hand and official seal this 1st day of February, 2006.

My Commission Expires: 1-27-07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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