This instrument prepared by:
Kay B. Housch, Esq., BPR #010995
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

FILE NO: 2006013A

Box 48 P

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ruel Jones	(NAME) Same as new owner	Map & Parcel 119-13-100 Map & Parcel 119-13-101 Map & Parcel 119-13-102 Map & Parcel 119-13-103
(STREET ADDRESS) P.O. Box 110584	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37222	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ANNIE MECHANICAL MAINTENANCE CO. a Tennessee corporation,** has this day bargained and sold, and does hereby transfer and convey unto the said **RUEL JONES, a** married **man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being **Lot Nos. 47, 48, 49, 50 and 51** on the Map of Southvale subdivision, as of record in Book 332, page 121, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Annie Mechanical Maintenance Co. by quitclaim deed of record in Instrument No. 20031104-0161278, as corrected in Instrument No, 20050111-0003834, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $392,000.00.

Subscribed and sworn to before me this the 10th day of March, 2006.

Affiant

My commission expires: 7/25/09

Notary Public

K. B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 25, 2009

This is improved property known as 515 Tanksley Ave., Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 10th day of March, 2006.

ANNE MECHANICAL MAINTENANCE CO., a Tennessee corporation

By: Harry Alessio
Harry Alessio, President

Davidson County DEEDWARR
Recvd: 03/10/06 15:27 2 pgs
Fees:13.00 Taxes:1450.40

20060310-0028285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **HARRY ALESSIO,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of March, 2006.

Kay B. Holasch, Notary Public
My Commission Expires: 7/25/09

KAY B. HOLASCH
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires Jul 25, 2009

ENCUMBRANCES:

1. 2006 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on Plat of record in Book 332, page 421, Register's Office, Davidson County, Tennessee.