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: 2006013B

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James Ronald Ferrell II	(NAME) Same as new owner	Map & Parcel 44-11-2
(STREET ADDRESS) 600 Bryan Street	(STREET ADDRESS)	
(CITY) Old Hickory (STATE) TN (ZIP) 37138	(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 **JAMES RONALD FERRELL II, an unmarried man,** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to Annie Mechanical Maintenance Co. by quitclaim deed of record in Book 11036, page 846, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $145,000.00.

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

Affiant

My commission expires: 7/25/09

Notary Public

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

This is improved property known as 600 Bryan Street, Old Hickory, 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 15:35 3 pgs
Fees:18.00 Taxes:536.50

20060310-0028292

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.

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

KAY B. HOUSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 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 plan of record in Book 1424, page 65, Register's Office, Davidson County, Tennessee.

Exhibit "A"

Two adjoining tracts of land in the 4th Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Parcel "C" on a survey of Parcels "A", "B", "C", and "D", of record in Book 1788, page 520, Register's Office for said County, said survey showing a portion of the business property located north of Donelson Avenue and west of Bryan Street on the Plan of Section "D", Village of Old Hickory, as of record in Book 1424, page 65, said Register's Office, and more particularly described as follows: Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Bryan Street and Donelson Avenue, and running thence North 0 deg. 45' east 201.8 feet to a concrete monument; thence around a curve to the left having a radius of 300 feet for a distance of 60 feet to an iron pin, this being the point of beginning, and running thence as follows: North 89 deg. 15' west 161.9 feet to a point; thence north 54 deg. 27' east 67.8 feet to a point; thence south 89 deg. 15' east 93.8 feet to an iron pin in the westerly margin of Bryan Street; thence around a cure to the right having a radius of 300 feet, for a distance of 41.7 feet to the point of beginning, containing 0.12 acres, more or less.

TRACT NO. 2: Being a part of the property located north of Donelson Avenue and West of Bryan Street as shown on the Plan of Section "D", Village of Old Hickory, as of record in Book 1424, page 65, Register's Office for said County, and shown as a tract marked "O.H. Rayons Employees Council" on a survey of record in Book 1788, page 520, said Register's Office, and more particularly described as follows: Starting with a concrete monument at the north end of the return at the northwest corner of the intersection of Bryan Street and DOnelson Avenue, and running thence North 0 deg. 45' east 201.8 feet to a concrete monument; thence around a curve to the left having a radius of 300 feet for a distance of 9.5 feet to an iron pin, said pin being located at the southeast corner of the property, and the point of beginning, and running thence the following courses and distances; North 89 deg. 15' west 220 feet to ani ron pin located in the easterly margin of Rolling Green Subdivision; thence North 6 deg. 04' west along said subdivision line 8.6 feet to an iron pin; thence North 54 deg. 27' east 69.2 feet to an iron pin; thence south 89 deg. 15' east 161.9 feet to an iron pin located in the westerly margin of Bryan Street; thence around a curve to the right having a radiuos of 300 feet for distance of 50.5 feet to an iron pin and the point of beginning, contaning 0.22 acres more or less.

VHA