Davidson County DEEDWARR
Recvd: 05/05/06 12:17 2 pgs
Fees:13.00 Taxes:706.70
20060505-0052562

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
5121 Maryland Way, Suite 200
Brentwood, TN 37027
2006040030

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $191,000.00

JEFF FARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires December 19, 2009

Sworn to and subscribed before me this 27th day of April, 2006.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Angus M. Purdy 2223 30th Avenue South Nashville, TN 37212	SAME	104-14-65.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian M. Jones, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Angus M. Purdy and Rob R. Purdy as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 104 FEET FRONT AND 35 FEET REAR OF LOT NO. 50 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, AS OF RECORD IN BOOK 421, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 50 FRONTS 104 FEET ON THE WESTERLY SIDE OF 30TH AVENUE SOUTH AND RUNS BACK 210 FEET ON THE NORTHERLY LINE AND 200 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF A 28 FOOT COURT TO AN ALLEY, MEASURING 35 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO BRIAN M. JONES, A SINGLE PERSON BY WARRANTY DEED FROM LISA ANN PALMER, A SINGLE PERSON, RECORDED ON THE 9TH DAY OF SEPTEMBER, 1993 IN DEED BOOK 9074, PAGE 871, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM IS CERTAIN PROPERTY CONVEYED FROM E. E. RANDOLPH AND WIFE, DOROTHY D. RANDOLPH TO THE STATE OF TENNESSEE, IN FEE SIMPLE AS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN BOOK 4780, PAGE 738, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THIS PROPERTY AND THE EAST MARGIN OF AN ALLEY ADJOINING THE TENNESSEE CENTRAL RAILROAD, SAID POINT BEING ALONG THE SAID EAST MARGIN SOUTH 27 DEGREES 32 MINUTES EAST 322.0 FEET FROM THE SOUTH MARGIN OF WESTMORELAND DRIVE; THENCE ALONG THE SAID NORTH

BOUNDARY NORTH 77 DEGREES 56 MINUTES EAST 107.1 FEET TO A POINT; THENCE SOUTH 24 DEGREES 40 MINUTES EAST 78.9 FEET TO A POINT; THENCE NORTH 80 DEGREES 30 MINUTES WEST 125.2 FEET TO A POINT IN THE EAST MARGIN; THENCE ALONG THE SAID EAST MARGIN NORTH 27 DEGREES 32 MINUTES WEST 31.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,925 SQUARE FEET.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; 2006 real property taxes; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

All matters on the plan of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as **2223 30th Avenue South, Nashville, TN 37212 .**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of April, 2006

Brian M. Jones

Brian M. Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Brian M. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2006.

Notary Public

(SEAL)

WILLIAM H. DORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009