Box 8

Davidson County DEEDWARR
Recvd: 06/23/06 11:25 2 pgs
Fees:13.00 Taxes:1452.25

20060623-0075116

WARRANTY DEED

G-KW-06-2120

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa P. Currey		
2740 Sharondale Ct (ADDRESS)	(NAME) SAME	117-3-145
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JRJR TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA P. CURREY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2740 on the plan of Sharonwood Townhomes, as described in the Declaration of Covenants, Conditions and Restrictions Establishing a Planned Unit Development with Private Elements, of record in Instrument No. 20060516-0057032, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to JRJR, a Tennessee General Partnership composed of The Bacon Group, Inc., a Tennessee Corporation and FHL, L.L.C., a Tennessee Limited Partnership by Quitclaim Deed from Richard Bacon, recorded on the 6th day of August, 2004 in Instrument No. 20040806-0095045, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Document No. 20040701-0078406 and shown as Exhibit "B" of record in Document No. 20060516-0057032 said Register's Office, which Plan shows minimum setback lines to be determined by Metropolitan Zoning and a 20 foot easement for public utility and drainage purposes along the rear lines of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Document No. 20060516-0057032, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

unimproved ( )
This is improved (X) property, known as 2740 Sharondale Court, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of June, 2006.

JRJR, a Tennessee General Partnership
by The Bacon Group, Inc., a Tennessee Corporation

BY: _____
Richard Bacon

ITS: President, General Partner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JRJR, a Tennessee General Partnership by The Bacon Group, Inc., a Tennessee Corporation by Richard Bacon, President, General Partner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2006.

_____
Notary Public

My Commission Expires: 7-29-06

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903