WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-SFG-06-144

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00.

Affiant

Subscribed and sworn to before me, this 13th DAY OF June, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-29-06
(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
Penny Menze	Penny Menze	
144 Cedarwood Lane	(NAME) 144 Cedarwood Lane	43-2A-144.00 CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ERIC W. JONES AND LAURA JONES, MARRIED AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PENNY MENZE, UNMARRIED, 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:

BEING LOT NO. M-144 ON THE PLAN OF CEDARWOOD COURTYARD HOMES, PHASE TWO, OF RECORD IN PLAT BOOK 5200, PAGE 60, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE APPURTENANT INTEREST TO THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ERIC W. JONES AND LAURA L. TYSON, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM OLLIE RUTH FREY, UNMARRIED, RECORDED ON THE 12TH DAY OF September, 1996 IN DEED BOOK 10188, PAGE 728, AND RE-RECORDED ~~SIMULTANEOUSLY~~ HEREWITH IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. in Inst. No. 20060627-0076569

The said Laura L. Tyson having since married Eric W. Jones is now known as Laura Jones.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 144 Cedarwood Lane, Madison, Tennessee 37115
(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 13th day of June, 2006.

Eric W. Jones

Laura Jones

Davidson County DEEDWARR
Recvd: 07/07/06 08:06 2 pgs
Fees:13.00 Taxes:325.60
20060707-0081382

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric W. Jones and Laura Jones, 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 13th day of June, 2006.

Notary Public

My Commission Expires:

(SEAL)



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