WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/06 08:17 2 pg
Fees:13.00 Taxes:157.25
20060907-0110435

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $42,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 5120 Virginia Way, C-22, Brentwood, TN 37027
file # 06-01703 JONES NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James R. Jones	James R. Jones	60/8 and Part of 60/9
9245 Brushboro Drive	9245 Brushboro Drive	
Brentwood, Tennessee 37027	Brentwood, Tennessee 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MERIDIAN CONSTRUCTION CO., LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JAMES R. JONES, AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 3002 Brick Church Pike, Nashville, TN 37207

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 its hand on the 5th day of September, 2006.

Meridian Construction Co., LLC

BY: _____
Shane Teeters, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Shane Teeters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Member of MERIDIAN CONSTRUCTION CO., LLC, the within named barganor, a corporation, and that Shane Teeters, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said corporation for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 5th day of September, 2006.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL MY COMMISSION EXPIRES NOTARY PUBLIC AT LARGE MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

BEGINNING AT AN IRON ROD SITUATED IN THE NORTHERLY MARGIN OF CAPPS DRIVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 94 OF ALDRICH HEIGHTS SECTION 4 REVISED OF RECORD IN BOOK 2900, PAGE 39, R.O.D.C., TN;

THENCE, LEAVING SAID ROAD, N 82°17'17" E, A DISTANCE OF 262.32 FEET TO A CONCRETE MONUMENT SITUATED IN THE NORTHWEST CORNER OF THE JAMES R. JONES PROPERTY OF RECORD IN INSTRUMENT NO. 20051214-0149954, R.O.D.C., TN;

THENCE, ALONG THE WEST LINE OF THE JONES PROPERTY, S 06°45'30" W, A DISTANCE OF 319.78 FEET TO AN IRON ROD;

THENCE, LEAVING SAID JONES WESTERLY LINE, N 84°15'41" W, A DISTANCE OF 863.09 FEET TO AN IRON ROD;

THENCE, N 12°09'41" E, A DISTANCE OF 115.87 FEET TO A CONCRETE MONUMENT;

THENCE, N 82°21'00" E, A DISTANCE OF 177.22 FEET TO AN IRON ROD;

THENCE, S 49°54'33" E, A DISTANCE OF 253.60 FEET TO AN IRON ROD;

THENCE, S 84°11'33" E, A DISTANCE OF 51.00 FEET TO AN IRON ROD;

THENCE, N 40°05'27" E, A DISTANCE OF 297.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 138,209.888 SQUARE FEET OR 3.173 ACRES OF LAND.

BEING PART OF THE SAME PROPERTY CONVEYED TO MERIDIAN CONSTRUCTION CO., LLC FROM GEORGE ELLITHORPE, UNMARRIED, NORRIS ELLITHORPE AND WIFE, JEAN ELLITHORPE, IRA ELLITHORPE AND WIFE, GRACE ELLITHORPE, HERBERT ELLITHORPE AND WIFE, ATHA ELLITHORPE, CAROLINE HATCHER AND HUSBAND, JACKIE HATCHER AND PAUL ELLITHORPE AND WIFE, PATRICIA ELLITHORPE, RECORDED ON THE 6TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060206-0014317, RE-RECORDED IN INSTRUMENT NO. 20060519-0058915, IN THE DAVIDSON COUNTY REGISTER'S OF DEED'S OFFICE.

PARCEL #60/8 AND PART OF 60/9

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.