WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $20,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF SEPTEMBER, 2006. NOTARY PUBLIC MY COMMISSION EXPIRES

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

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	60-5/15.00
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 3011 Capps Drive, 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

Davidson County DEEDWARR
Recvd: 09/07/06 08:17 2 pg
Fees:13.00 Taxes:74.00
20060907-0110436

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 NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES MAY 14, 2008 WILLIAMSON COUNTY, TN

EXHIBIT A - LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF ALDRICH HEIGHTS, SECTION 5, AS OF RECORD IN PLAT BOOK 2854, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3 FRONTS 98.7 FEET ON THE SOUTHERLY SIDE OF CAPPS DRIVE AND EXTENDS BACK ALONG THE WESTERLY LINE 276.7 FEET AND EXTENDS BACK ON THE EASTERLY LINE 247.6 FEET TO THE REAR LINES ON WHICH IT MEASURES 56.6 FEET AND 51.0 FEET. ATTENTION IS CALLED TO A 10-FOOT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT ALONG THE 51.0 FEET REAR LINE AND ALONG THE EASTERLY SIDE LINE OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO MERIDIAN CONSTRUCTION CO., LLC FROM GEORGE ELLITHORPE, NORRIS ELLITHORPE, IRA ELLITHORPE, HERBERT ELLITHORPE, CAROLINE HATCHER, AND PAUL ELLITHORPE, THE HEIRS-AT-LAW OF RICHARD ELLITHORPE, DECEASED, RECORDED ON THE 6TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060206-0014316, RE-RECORDED IN INSTRUMENT NO. 20060213-0017491, IN THE DAVIDSON COUNTY REGISTER OF DEED'S OFFICE.

PARCEL #60-5/15.00

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.