WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100001783 DEEDWARR
Recvd: 01/11/10 09:07 2 pgs
Fees: 13.00 Taxes: 481.00
20100111-0002209

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RUEL JONES	SAME	MAP 119-13 PARCEL 90
(NAME)	(NAME)	
515 TANKSLEY AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JOHN RAMI MISHU, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUEL JONES, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that land lying in Davidson County, Tennessee, and being the northerly and southerly parts of Lot Nos. 45 and 46 on the Map of Southvale Subdivision, found of record in Book 332, page 121, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northwestern rights of way intersection of Tanksley Avenue and Elizabeth Street, thence, along the northern right of way of Tanksley Avenue, South 79 degrees 51 minutes 05 seconds West 151.50 feet to a pipe; thence leaving said right of way North 10 degrees 08 minutes 55 seconds West 150 feet to an iron pin in the southern line of a 15 foot alley; thence along the southern line of said alley, North 79 degrees 51 minutes 05 seconds East 68.00 feet to an iron pin in the western right of way of said Elizabeth Street; thence along the western right of way South 39 degrees 15 minutes 07 seconds East 171.67 feet to the point of beginning.

Said property containing 16,462.50 square feet or .38 acres, more or less, according to boundary survey dated November 14, 2001, as revised on September 29, 2004 and November 10, 2004, and prepared by Phillip E. Holmes Jr., Tennessee Registered Land Surveyor No. 1728, Volunteer Surveying, 2814 Foster Avenue, Nashville, TN 37210.

Being the same property conveyed to Louis P. Mishu and John Rami Mishu, as tenants in common with right of survivorship, by deed of record in Instrument No. 20041122-0139575, Register's Office for Davidson County, Tennessee; the said Louis P. Mishu having since died on October 5, 2008, the property vests in John Rami Mishu.

Reference to Instrument No. 20041122-0139574, Register's Office for Davidson County, Tennessee, is no applicable in that the modular structure has been removed from the subject tract.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 2929 ELIZABETH STREET, NASHVILLE, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 7th day of January, 2010.

JOHN RAMI MISHU

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, JOHN RAMI MISHU the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 1/7/2010.

Commission expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Notary Public