BOOK 9867 PG 837

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
The Jones Company Custom Homes of Tennessee, Inc. 133 Holiday Court Suite 200 Franklin, Tennessee 37067	Same	156-1 (09D-27500) 156-2 (09D-27550) 156-127 (09D-81825)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $156,600.00.

Affiant

Subscribed and sworn to before me this 22nd day of November, 1995.

Notary Public

My commission expires: 7/24/97

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **EUGENE R. CARBINE and wife, BARBARA A. CARBINE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC.**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being described on the attached **Exhibit "A"** which is incorporated herein by reference.

Said Property including all of the same property conveyed to R. W. Bolster and Associates, Inc., a Tennessee corporation by deed from Colony Properties, a Tennessee joint venture composed of Alan L. Saturn, Rodney I. Wise and Rick Burton as of record in Book 7316, page 430, Register's Office for Davidson County, Tennessee, said deed re-recorded in Book 7325, page 464, said Register's Office, the said R. W. Bolster and Associates, Inc. having conveyed the property to Eugene R. Carbine by Quitclaim Deed of record in Book 8370, page 955, said Register's Office.

Said Property further including all of the same property conveyed to R. W. Bolster and Associates, Inc., a Tennessee corporation by deed from Alan L. Saturn, Trustee with full power to sell, mortgage, convey and encumber without the joinder of any third party beneficiary, as of record in Book 7316, page 433, Register's Office for Davidson County, Tennessee, said deed re-recorded in Book 7325, page 466, said Register's Office, the said R. W. Bolster and Associates, Inc. having conveyed the property to Eugene R. Carbine by Quitclaim Deed of record in Book 8038, page 800, said Register's Office.

Said Property further including all of the same property conveyed to Eugene R. Carbine by deed from DJR Development Company, Inc., an Alabama corporation, formerly Construction Associates, Inc., as of record in Book 9867, page 830, Register's Office for Davidson County, Tennessee.

The above description has been prepared by Wamble & Associates, 40 Middleton Street, Nashville, TN 37210, Jimmy C. Yates, Tennessee Registered Land Surveyor No. 1597. Said Property includes all and the same property shown and depicted on the P.U.D. Boundary Plat of Brook Glen Subdivision as of record in Plat Book 7900, page 828, Register's Office for Davidson County, Tennessee.

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 Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters shown on the attached **Exhibit "B"**; and they do further covenant and bind themselves, their heirs 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.

This deed is being executed by James R. Carbine, Attorney-in-Fact for Eugene R. Carbine pursuant to a Power of Attorney recorded in Book 7815, page 626, Register's Office for Davidson County, Tennessee.

This deed is further being executed by James R. Carbine, Attorney-in-Fact for Barbara A. Carbine pursuant to a Power of Attorney recorded in Book 8231, page 187, Register's Office for Davidson County, Tennessee.

Barbara A. Carbine has joined in the execution of this deed to release and convey any interest she may have in and to the above described property, especially her marital rights.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 22nd day of November, 1995.

Eugene R. Carbine

By: _____
James R. Carbine, Attorney-in-Fact

Barbara A. Carbine

By: _____
James R. Carbine, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named James R. Carbine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Eugene R. Carbine and wife, Barbara A. Carbine, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Eugene R. Carbine and wife, Barbara A. Carbine for the purpose therein contained, by signing the name of Eugene R. Carbine and wife, Barbara A. Carbine by himself as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of November, 1995.

_____
Notary Public

My commission expires: 7/24/97

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

CARBINE.WD

EXHIBIT "A"

DEED DESCRIPTION
BROOK GLEN BOUNDARY
W&A FILE NO. 97-2091

PROPERTY LOCATED IN THE 35TH COUNCILMATIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY SHOWN ON THE P.U.D. BOUNDARY PLAT OF BROOK GLEN AS OF RECORD IN PLAT BOOK 7900, PAGE 823 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING AN IRON ROD(NEW) ON THE NORTHERN RIGHT-OF-WAY(60 FEET) OF OLD HARDING PLACE, SAID ROD ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO JOHN W. ROSEBERRY, JR., ETUX AS OF RECORD IN DEED BOOK 7817, PAGE 435, R.O.D.C., TN.; THENCE, FOLLOWING SAID NORTHERN RIGHT-OF-WAY WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 54 MINUTES 22 SECONDS, A RADIUS OF 1178.49 FEET, AN ARC LENGTH OF 142.06 FEET, AND A CHORD BEARING AND LENGTH OF SOUTH 44 DEGREES 32 MINUTES 19 SECONDS WEST 141.96 FEET TO AN IRON ROD(NEW); THENCE, SOUTH 53 DEGREES 08 MINUTES 17 SECONDS WEST 100.90 FEET TO AN IRON ROD(NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 42 MINUTES 03 SECONDS, A RADIUS 1237.21 FEET, AN ARC LENGTH OF 79.91 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 56 DEGREES 37 MINUTES 01 SECONDS WEST 79.90 FEET TO AN IRON ROD(NEW); THENCE, SOUTH 58 DEGREES 24 MINUTES 35 SECONDS WEST 232.65 FEET TO A IRON ROD(NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 79 DEGREES 51 MINUTES 34 SECONDS, A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 48.78 FEET AND A CHORD BEARING AND LENGTH OF NORTH 83 DEGREES 07 MINUTES 49 SECONDS WEST 44.93 FEET TO AN IRON ROD(NEW) SAID ROD BEING ON THE NORTHERN RIGHT-OF-WAY OF POPLAR CREEK ROAD(60-FEET) AS RE-LOCATED; THENCE, LEAVING SAID OLD HARDING PIKE RIGHT-OF-WAY AND FOLLOWING SAID POPLAR CREEK ROAD RIGHT-OF-WAY WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 30 MINUTES 52 SECONDS, A RADIUS OF 388.10 FEET, AN ARC LENGTH OF 355.71 FEET AND A CHORD BEARING AND LENGTH OF NORTH 69 DEGREES 27 MINUTES 29 SECONDS WEST 343.39 FEET TO AN IRON ROD(NEW); THENCE, LEAVING SAID POPLAR CREEK ROAD NORTH 05 DEGREES 42 MINUTES 56 SECONDS WEST 10.00 FEET TO AN IRON ROD(NEW) SAID ROD BEING ON THE SOUTH LINE OF THE HARPETH VIEW SUBDIVISION AS OF RECORD IN PLAT BOOK 6900, PAGE 319, R.O.D.C., TN.; THENCE, FOLLOWING SAID SOUTH LINE NORTH 81 DEGREES 14 MINUTES 26 SECONDS EAST 264.68 FEET TO A CONCRETE MONUMENT(OLD), BEING THE SOUTHEAST CORNER OF SAID HARPETH VIEW SUBDIVISION; THENCE, LEAVING THE SOUTH LINE AND FOLLOWING THE EAST LINE OF SAID HARPETH VIEW SUBDIVISION NORTH 03 DEGREES 35 MINUTES 25 SECONDS WEST 487.68 FEET TO A CONCRETE MONUMENT(OLD); THENCE, LEAVING SAID HARPETH VIEW SUBDIVISION SOUTH 73 DEGREES 49 MINUTES 17 SECONDS EAST 275.96 FEET TO AN IRON ROD(NEW), BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED ROSEBERRY PROPERTY; THENCE, FOLLOWING ROSEBERRY SOUTH 16 DEGREES 10 MINUTES 42 SECONDS WEST 160.00 FEET TO AN IRON ROD(OLD); THENCE, SOUTH 73 DEGREES 49 MINUTES 17 SECONDS EAST 375.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 212,683 SQUARE FEET OR 4.89 ACRES.

BEING THE SAME PROPERTY CONVEYED TO EUGENE CARBINE AS OF RECORD IN DEED BOOK 8370, PAGE 955 AND DEED BOOK 8038, PAGE 801, R.O.D.C., TN., AND THAT PORTION OF THE OLD POPLAR CREEK ROAD RIGHT-OF-WAY WHICH WAS ABANDONED AND VACATED BY METRO COUNCIL ORDINANCE NO. 092-345.

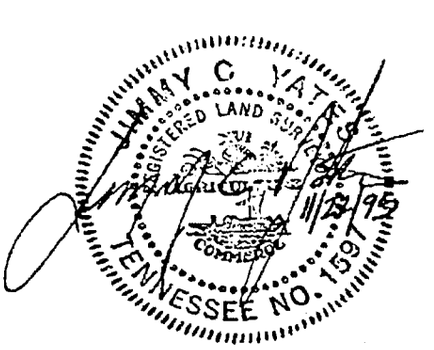


Exhibit "B"
Permitted Encumbrances

1. Taxes for the year 1996 and subsequent years, a lien not yet due and payable.

2. Plan of record in Plat Book 7900, page 828 shows an owners certificate and certain easements and setback lines.

3. Easement to Harpeth Valley Utility District as of record in Book 4816, page 971, said Register's Office.

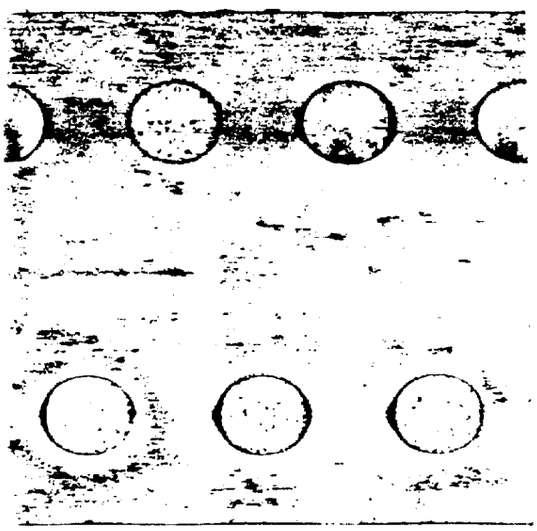
4. Restrictive Covenants as of record in Book 5354, page 765 and in Book 5359, page 328, said Register's Office.

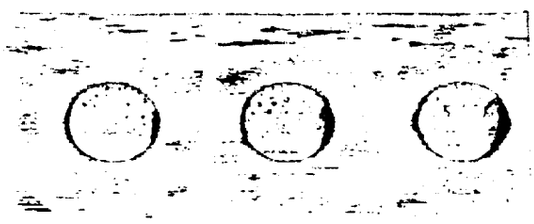
5. Declaration of Covenants, Conditions and Restrictions of Brook Glen as of record in Book 9470, page 187, said Register's Office.

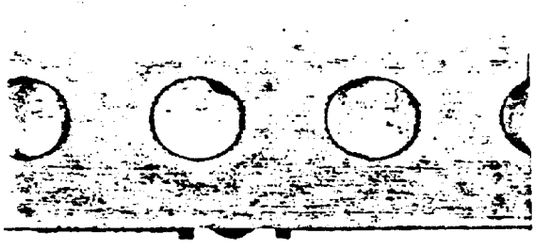
1317 11/22 0101 03CHECK 596.42

0125647
IDENTIFICATION REFERENCE

96 NOV 22 PM 4:15
DAVIDSON COUNTY, TN.







OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9867 PG 841

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 156600.00
CON TX 579.42
PRFEE 1.00
WDEED 16.00
CHECK 596.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 596.42

11/22/95 01 16:17 0001 1317

0125647
IDENTIFICATION REFERENCE

95 NOV 22 PM 4:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979850