14A
10855.2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 211,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY M. TUXFORD (NAME)	NEW OWNER (NAME)	155-10A-96
8460 INDIAN HILLS DRIVE (ADDRESS)	(ADDRESS)	09D-81260
NASHVILLE, TN 37221 (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, WE, THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY M. TUXFORD AND WIFE, MARIE TUXFORD

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

LAND in Davidson County, Tennessee being Lot No. 99 on the Plan of McCrory Trace Estates, a Planned Unit Development, of record in Book 6900, Pages 720 through 723 and corrected by Surveyor's Instrument of Correction of record in Book 7825, Page 429, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation, by Deed from Construction Associates, Inc., an Alabama Corporation, of record in Book 9787, Page 897, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 7241, page 597 and amended in Book 7576, Page 846, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 8460 INDIAN HILLS DRIVE, NASHVILLE, TN 37221
(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 3rd day of June 19 96

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION

By: Denzel H. Carbine, V.P.

DENZEL H. CARBINE, VICE-PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared DENZEL H. CARBINE and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the VICE-PRESIDENT and _____ respectively of the THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC. the within named bargainor, and corporation, and that he as such VICE-PRESIDENT and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DENZEL H. CARBINE as such VICE-PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 3rd day of June 1996.

My commission expires 7/24/97

Notary Public

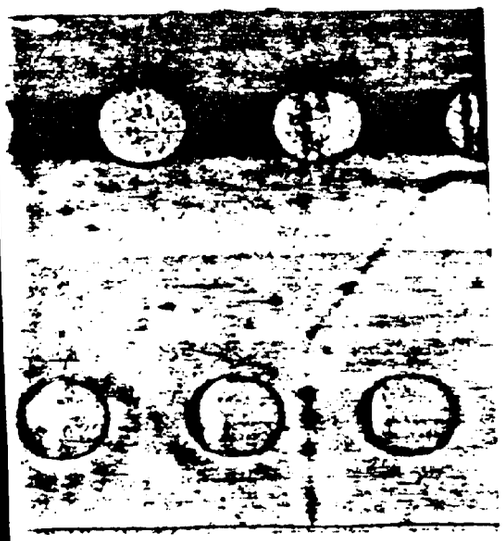
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0188956
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 4:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7357 06/04/96 12:01 03CHECK 789.70

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



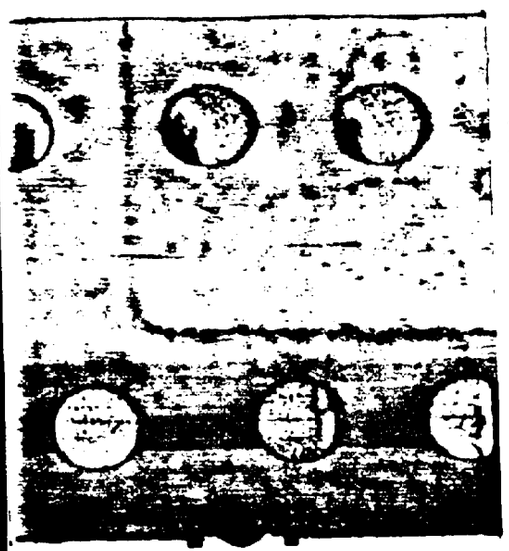
RECEIVED OF _____

FOR _____

BOOK 10074 PG 415

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	
				211000.00
			CON TX	780.70
			PRFEE	1.00
			MTGEED	8.00
			TOTAL	789.70
			CHECK	789.70
		06/04/96	01 16:32 0001	9357



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188956
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:29
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1047232