WARRANTY DEED

BOOK 10435 PG 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 19 97

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: 07/26/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

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
ROBERT C. SMITH	FRANKLIN AMERICAN MORTGAGE CO.	MAP 156-1-D
(NAME)	(NAME)	
10 BROOK GLEN COVE	214 OVERLOOK COURT #150	PARCEL 15
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	BRENTWOOD, TN 37027	
(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 ROBERT C. SMITH, UNMARRIED

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. 15 on the plan of Brook Glen, a Planned Unit Developement, of record in Plat Book 9700, Page 128 and Boundary Plat being of record in Plat Book 7900, Page 823, Register's Office for Davidson County, Tennessee, to which plat 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., by Deed from Jones Land Company, LLC, a Tennessee limited liability company, of record in Book 10324, Page 225, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 9470, page 187 and Book 10276, Page 283, 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.

This is unimproved ( ) improved (X) property, known as 10 BROOK GLEN COVE, 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 30th day of April 19 97

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

By: Beth A. Sturm V.P.

BETH A. STURM, VICE-PRESIDENT

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10435 PG 53

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 BETH A. STURM and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the VICE-PRESIDENT and _____ respectively of the THE JONES COMPANY CUSTOM HOMES the within named bargainor, and corporation, and that she 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 BETH A. STURM 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 30th day of April 1997.

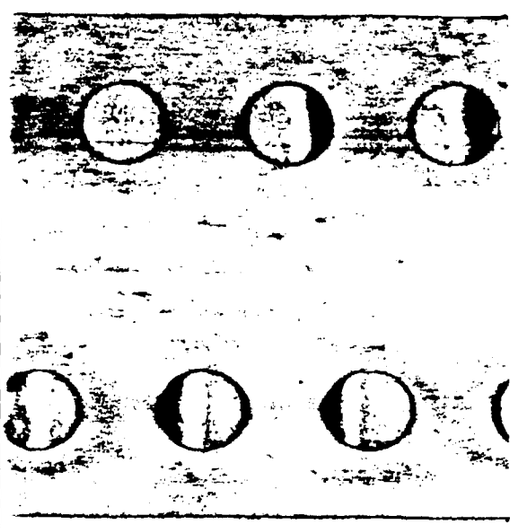
My commission expires 07/26/97

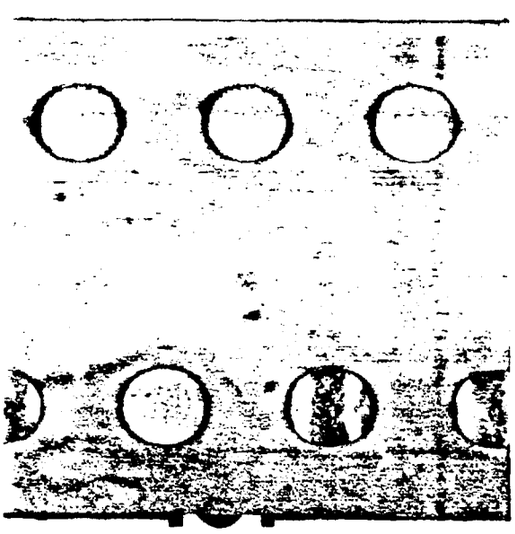
I. DYKE TATUM Notary Public

02299573
IDENTIFICATION REFERENCE

97 APR 30 PM 1:39
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

5215 04/30 0101 03CHECK 610.25





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

RECEIVED OF _____

FOR _____

BOOK 10435 PG 54

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 162500.00
CON TX 601.25
PRFEE 1.00
WDEED 8.00
TOTAL 610.25
CHECK 610.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
04/30/97 01 13:44 0001 5215

0299573
IDENTIF. # REFERENCE

97 APR 30 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1145308