BOOK 10871 PG 80

11994-1

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 274,648.00

Glenn R. Geisberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

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
GLENN R. GEISBERGER	Chase Manhattan Mortgage Corp.	MAP 172-9A
(NAME)	(NAME)	
6313 Banbury Station	200 Old Wilson Bridge Road	PARCEL 014.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Worthington, OH 43085	6D-78398
(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 GLENN R. GEISBERGER AND WIFE, TERESA O. GEISBERGER

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. 14 on the Third Revision of Section One, Banbury Crossing, a Planned Unit Development of record in Plat Book 9700, pages 536 and 537, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Jones Land Company, LLC by deed from William Horace Swain and Ruthene F. Swain spouse of William Horace Swain and Betty Swain Mays, Unmarried of record in Book 10221, page 213, and by Quitclaims Deed in Book 10221, page 217, Book 10221, page 220, and Book 10221, page 224, Register's Office of Davidson County, Tennessee, and the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation by quitclaim deed from Jones Land Company, LLC, a Tennessee limited liability company of record in Book 10642, page 186, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants of record in Book 10369, page 48, 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 6313 Banbury Station, Brentwood, TN 37027
(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 31st day of March 19 98

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC.

By: Jodie P. Warlick

Jodie P. Warlick, Asst. Vice President

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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 Jodie P. Warlick and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Asst. Vice President and _____ respectively of the THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC. the within named bargainor, and corporation, and that she as such Asst. 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 Jodie P. Warlick as such Asst. 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 31st day of March 1998.

My commission expires May 27, 2001

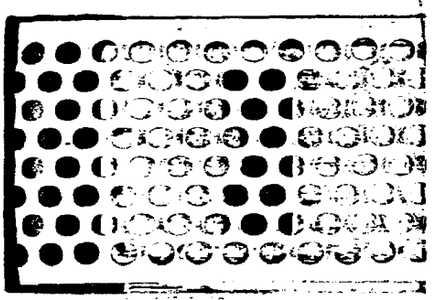
_____
Notary Public

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

98 APR -3 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

042139
IDENTIF. & REFERENCE

5319 04/03 0101 03CHECK 1025.20



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

RECEIVED OF _____

FOR _____

BOOK 10871 PG 82

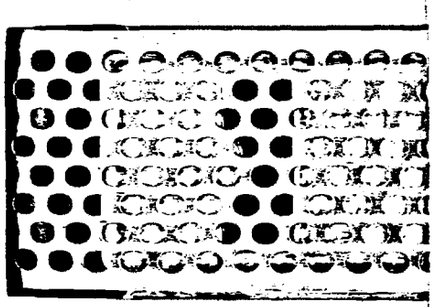
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
274648.00
CON TX 1016.20
PRFEE 1.00
MISC 8.00
TOTAL 1025.20
CHECK 1025.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/98 01 10:33 0001 5319



042139
IDENTIF. ↑ REFERENCE

98 APR -3 AM 10:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1275570