WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 10896 PG 19

First Title & Escrow Co., Inc. #15457

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralf Habermann et al (NAME)	SunTrust Bank (NAME)	MAP 131-6-F
11 Thorndale Court (STREET ADDRESS OR ROUTE NUMBER)	PO Box 305110 (STREET ADDRESS)	PARCEL 27.00 CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	FB# 7DA 92675

FOR AND IN 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, TARPLEY BROOKS JONES AND WIFE, LINDA K. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralf Habermann and wife, Manju Kandula

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 27 on the Plan of Burton Hills Village of Abbeywood, Tract 21, as of record in Plat Book 6900, page 223 amended in Book 7147, page 423, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tarpley Brooks Jones and wife, Linda K. Jones by deed from S. R. Blanton Development, Inc. of record in Book 7823, page 570, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7146, page 193, Book 6517, page 522, Book 6788, page 536, Book 7146, page 188; (3) Easements of record in Book 3702, page 250; (4) Charters of record in Book 7189, page 72, Book 6517, page 505, Book 6921, page 216, Book 6517, page 511, Book 6921, page 214, Book 6665, page 1 and in Book 6921, page 210; (5) Agreement of record in Book 6470, page 383, Book 6655, page 47, Book 7147, page 411 and in Book 7147, page 416; (6) Assignments of record in Book 8967, page 727 and in Book 9193, page 523; and (7) All matters appearing on the Plan of record in Plat Book 6900, page 304, Book 6900, page 223, Book 7147, page 423, said Register's Office.

0428399
IDENTIF. ▲ REFERENCE
98 APR 23 AM 8:12
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 11 Thorndale Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of April, 1998

TARPLEY BROOKS JONES

LINDA K. JONES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10899 PG 20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARPLEY BROOKS JONES AND WIFE, LINDA K. JONES

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of April, 19 98.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

7179 04/23 0101 03CHECK 1220.75

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,500.00

Ralf Habermann Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 98

MY COMMISSION EXPIRES: 5-2-01 (AFFIX SEAL) Notary Public

W. KIRKPATRICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
TARPLEY BROOKS JONES AND WIFE,
LINDA K. JONES

TO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10288 PG 21

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
			CHTT	
				327500.00
			CON TX	1211.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1220.75

CHECK 1220.75
04/23/98 01 08:12 0001 7179

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0428399
IDENTIF. ← REFERENCE

98 APR 23 AM 8:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1283304