THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOOK 10979 PG 942

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jones Land Company, LLC 133 Holiday Court, Ste 200 Franklin, TN 37067	New Owner	172-221

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, **John L. Lee and wife, Julia F. Lee**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jones Land Company, LLC, a Tennessee limited liability company**, 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 a portion of Jones Land Company, LLC's property as described in deeds from John L. Lee and Julia F. Lee as of record in Book 10221, page 190, Register's Office for Davidson County, Tennessee and from James J. Conner, Trustee for the Klara P. Alexander Family Trust as of record in Book 10221, page 183, said Register's Office, said portion containing 5.01 acres, and being described as follows, to wit:

Beginning at a point in the northern margin of Old Smyrna Road at the southernmost corner of the James J. Conner, Trustee for the Klara P. Alexander Family Trust property (the "Alexander Property", also known as Tax Map 172, Parcel 111) as described in deeds of record in Book 9204, page 998, in Book 9289, page 586, and in Book 9594, page 332, all in said Register's Office, said point of beginning being the southwest corner of that portion of the Alexander Property that fronts along Old Smyrna Road; thence, North 3° 31' 28" East a distance of 528.61 feet to a point; thence, North 51° 24' 00" East a distance of 245.60 feet to a point; thence, North 6° 56' 16" East a distance of 335.89 feet to a point; thence, South 84° 7' 51" East a distance of 123.51 feet to a point; thence, South 5° 52' 09" West a distance of 915.40 feet to a point in the northern margin of Old Smyrna Road; thence, following the northern margin of Old Smyrna Road, South 72° 48' 29" West a distance of 308.02 feet to the Point of Beginning.

The above description was been prepared by Larry D. Epps, Tennessee Registered Land Surveyor No. 1536, Gresham, Smith and Partners, 3310 West End Avenue, Nashville, Tennessee 37203.

LESS AND EXCEPT LAND in Davidson County, Tennessee, being Lot 66, Banbury Crossing, Section Two of record in Plat Book 9700, Page 609 and as amended in Book 10970, Page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This being a portion of the same property conveyed to John L. Lee and wife, Julia F. Lee by Quitclaim Deed of record in Book 10221, page 197, 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 Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those items identified on **Exhibit "A"**; and it does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 11th day of June, 1998.

John L. Lee

John L. Lee

Julia F. Lee

Julia F. Lee

98 JUN 17 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
045576

BOOK 10979 PG 943

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,940.00.

Affiant

Subscribed and sworn to before me this
11th day of June, 1998.

Notary Public
My commission expires: 5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Lee and Julia F. Lee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 11th day of June, 1998.

NOTARY PUBLIC
My Commission Expires: 5/27/01

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

Exhibit "A"

BOOK 10979 PG 944

Permitted Encumbrances

1. Taxes for the year 1998 and subsequent years which have been prorated between the parties and shall be paid by the Grantor.

2. Matters shown on the Plan of record in Book 9700, Page 609 and as amended in Book 10970, Page 943, Register's Office for Davidson County, Tennessee.

Lee WD

1910 06/17 0101 CHECK 101-58

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10979 PG 945

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 23940.00
CON TX 88.58
PRFEE 1.00
WDEED 12.00
TOTAL 101.58
CHECK 101.58

06/17/98 01 09:11 0001 1910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04515576
IDENTIF. # REFERENCE
98 JUN 17 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307764