QUITCLAIM DEED

BOX #14A

G#12270-2

BOOK 11066 PAGE 710

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 $ N-O-N-E

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 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
THE JONES COMPANY CUSTOM HOMES	"NEW OWNER"	* SEE BELOW
OF TENNESSEE, (NAME) INC.	(NAME)	
133 Holiday Court, Suite 200		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JONES LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND BY THESE PRESENTS DO HEREBY CONVEY** UNTO THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being Lot No. 40 on the Third Revision of Banbury Crossing, Section One, a Planned Unit Development, as of record in Book 9700, Pages 536 and 537, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 of record in Book 10221, Page 217, in Book 10221, Page 220, and in Book 10221, Page 224, Register's Office of Davidson County, Tennessee.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 605 thru 609, inclusive, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Jones Land Company, LLC, a Tennessee limited liability company, by Deed from James J. Conner, Trustee for the Klara P. Alexander Family Trust, of record in Book 10221, Page 183; and by Deed from John L. Lee and wife, Julia F. Lee a/k/a Frances Lee, of record in Book 10221, Page 190; by Deed from Raymond L. Barrett, unmarried, of record in Book 10221, Page 232; by Deed from Julian Keith Crowe and wife, Mary Ann Crowe, of record in Book 10234, Page 299; by Quitclaim Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, of record in Book 10305, Page 149; and by Deed from J. H. McPherson and wife, Sarah Waller McPherson, of record in Book 10434, Page 837, all of record in the Register's

CONTINUED

** all of Grantor's interest

unimproved (X)
This is improved ( ) property, known as Lots 40 & 54, Banbury Crossing, Sections One & Two, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 13th day of August 19 98

JONES LAND COMPANY, LLC, a Tennessee limited liability company
By:
James R. Carbine, Sr. 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

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My 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 JAMES R. CARBINE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of the JONES LAND COMPANY, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1998.

My Commission Expires: 5/27/2001

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LEGAL DESCRIPTION CONTINUATION

BOOK 11066 PAGE 712

Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48, said Register's Office, as pertains to both Tracts; First Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Book 10962, Page 516, said Register's Office, as pertains to Tract No. 2 only; Restrictive Covenants contained in instruments of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 247, Book 4148, Page 254, Book 4148, Page 264, Book 4148, Page 292, and Book 2438, Page 460, said Register's Office, as pertains to both Tracts; Contract Amendment and Restrictive Covenants of record in Book 10221, Page 199, said Register's Office; as pertains to Tract No. 1 only; Restrictive Covenants contained in instrument of record in Book 4148, Page 261, and also shown in Deed of record in Book 4693, Page 691, said Register's Office, as pertains to Tract No. 2 only; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantee herein.

*

TRACT NO. 1:
MAP 172-09-0-A, PARCEL 040.00co; FIELD BOOK NO. 06D-78518 (Lot No. 40)

TRACT NO. 2:
Not assigned yet (Lot No. 54)
PART OF MAP 172-00-0, PARCEL 109.00; FIELD BOOK NO. 06D-52114/acreage

04751171

98 AUG 14 12:29

98/14 01:01 03CHECK 1+.00