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 $ 245,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January 19 99

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
KENT R. DAWDY	MID-STATE FINANCIAL SERVICES, INC.	MAP 155-3C
(NAME)	(NAME)	
8048 Poplarwood Road	130 Wilson Pike	PARCEL 025.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	9D-83209
(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 KENT R. DAWDY AND WIFE, KRISTI M. DAWDY 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. 25 of Revision One Final Plat of Poplar Wood, Section II, a Planned Unit Development of record in Plat Book 9700, page 587, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to The Jones Company Custom Homes of Tennesee, Inc., a Tennessee corporation, by Deed from Nile Al-Barak, of record in Book 9855, Page 936, and further Quitclaim to Jones Land Company, LLC, a Tennessee limited liability company of record in Book 10305, page 153, Register's Office for Davidson County, Tennessee. The property was quitclaimed to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation and being recorded simultaneously herewith.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 9019, Page 334, amended in Book 10013, page 935, and Book 10206, page 512, 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 8048 Poplarwood Road, 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 26th day of January 19 99

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC.

By: Jodie P. Warlick AVP

Jodie P. Warlick, Asst. 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 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 26th day of January 1999.

My commission expires May 27, 2001

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

054704
IDENTIF. A REFERENCE
99 JAN 29 PM 3:58
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN
916 01/29 0101 03CHECK 928.83
120.83

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

9117 01/29 0101 03~~CHECK~~ 2.00

RECEIVED OF _____

FOR _____

BOOK 11317 PAGE 863

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT
245900.00
CON TX 909.83
PRFEE 1.00
WDEED 8.00
TOTAL ~~918.83~~
CHECK 918.83

01/29/99 01 15:56 0001 9116

054704
IDENTIFICATION REFERENCE

99 JAN 29 PM 3:58
HILL BOOTH REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

TOTAL $ 920.83

CFEE ~~2.00~~
TOTAL ~~2.00~~
CHECK ~~1.00~~

No. 148495

01/29/99 01 15:57 0001 9117