BOX #14A
G#12601-2

# WARRANTY DEED

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 $ 325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th 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: MORTGAGEE: | MAP-PARCEL NUMBERS |
|---|---|---|
| WILLIAM F. REITER, III | GMAC MORTGAGE CORPORATION | MAP 172-09-0-A |
| (NAME) | (NAME) | |
| 6324 Banbury Station | 100 Witmer Road, P.O. Box 963 | PARCEL 040.00co |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | Horsham, PA 19044 | FB #06D-78518 |
| (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 WILLIAM F. REITER, III, AND DARLENE DEMATTE REITER, HUSBAND AND WIFE

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. 40 on the Final Plat of Banbury Crossing, Third Revision of 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 Deeds from Raymond L. Barrett, of record in Book 10221, Page 236, in Book 10221, Page 213, in Book 10221, Page 217, in Book 10221, Page 220, in Book 10221, Page 224, and in Book 10221, Page 187, and further being part of 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 11066, Page 710, Register's 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; Restrictive of record in Book 4148, Page 75, in Book 4148, Page 196, in Book 4148, Page 247, in Book 4148, Page 254, in Book 4148, Page 264, in Book 4148, Page 292, and in Book 2438, Page 460, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the

CONTINUED

unimproved ( )
This is improved (X) property, known as 6324 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 28th day of January 19 99

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., A TENNESSEE CORPORATION

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

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 JODIE P. WARLICK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Assistant Vice President of THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., the within named bargainor, a Tennessee corporation, and that she as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Assistant Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1999.

My Commission Expires: May 27, 2001

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

current year which have been prorated and assumed by the Grantees herein.



0542753
IDENTIF. & REFERENCE
99 JAN 29 PM 4:38
REGISTER
DAVIDSON COUNTY, TN.
5171 01/29 0101 03CHECK 1213.50

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11318 PAGE 108

| | | | | | |
|---|---|---|---|---|---|
| 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 |

0542753

IDENTIFICATION REFERENCE

99 JAN 29 PM 4:38

ILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

| | | |
|---|---|---|
| | CAMT | |
| | | 325000.00 |
| | CON TX | 1202.50 |
| | PRFEE | 1.00 |
| | WDEED | 8.00 |
| | CFEE | 2.00 |
| | TOTAL | 1213.50 |
| | CHECK | 1213.50 |
| 01/29/99 | 01 | 16:36 0001 9171 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1418545