WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 176,719.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF February A.D. 99

Notary Public

MY COMMISSION EXPIRES 5/23/00
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE LEWIS COUNTY, TN

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
Matthew C. Phye (NAME)	SAME (NAME)	M156 G010D
40 Brook Glen Cove (ADDRESS)	(ADDRESS)	P0120CO
Nashville, TN 37221 (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 Matthew C. Phye and wife, Ruth I. Phye 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. 12 on the Final Plat of Brook Glen, a Planned Unit Development, as of record in Book 9700, Page 128, amended in Book 10400, page 579, Register's Office for said County, to which said plan reference is hereby made for a more complete description.

BEING the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., by Deed from Jones Land Company, LLC, a Tennessee limited liability company, by Quitclaim Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, being placed of record immediately prior to the recording hereof. of record in Book 10305, page 151, R.O.D.C.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10276, Page 283, 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 40 Brook Glen Cove, 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 18th day of February 19 99

The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation

By: Jodie P. Warlick, Asst. Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me Betty G. Dukes, a Notary Public in and for said County and State, the within named Jodie P. Warlick

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 Franklin, Tennessee, this 18th day of February, 1999.

Commission expires 10/01/02

Betty G. Dukes
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 and who upon her oath(s) acknowledged herself to be the Asst. Vice President and _____ respectively of the The Jones Company Custom Homes, 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 signing the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 18th day of February 1999.

My commission expires 10/01/02

Betty G. Dukes
Notary Public

055801
ILLEGIBLE & REFERENCE
99 MAR -8 PM 1:21
ILLEGIBLE REGISTER
WILLIAMSON COUNTY, TN.
5557 03/08 0101 02CHECK 957.46

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11373 PG. 540

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

05580114

IDENTIFICATION OF THIS INSTRUMENT

99 MAR -8 PM 1:21

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT 174718.00
ERR CO
CAMT 174718.00-
MAMT 174719.00
ERR CO
MAMT 174719.00-
CAMT 174719.00

CON TX	646.46
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	657.46
CHECK	657.46

03/08/99 01 13:21 0001 5357

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1434518