FILE BOX-9B
~~First Title & Escrow Company, Inc.~~
#16138

BOOK 11396 PG. 369

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9/23/2002
(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
Terry L. Page (NAME)	Suntrust Bank, Nashville, N.A. (NAME)	172-09-A
6240 Banbury Station (ADDRESS)	P.O. Box 305110 (ADDRESS)	Parcel 10
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (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 Terry L. Page and Karen D. Perry,* as joint tenants with right of survivorship *both unmarried

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. 10, on the Plan of Third Revision of Section One, Banbury Crossing, a Planned Unit Development, of record in Plat Book 9700, Pages 536 and 537, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., by Deed from Jones Land Company, LLC, of record in Book 10413, Page 237, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to 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 10221, Page 199, and Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48, 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 6240 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 15th day of March 19 99

The Jones Company Custom Homes of Tennessee, Inc.

By: Jodi P. Warlick

Jodi P. Warlick, Asst. Vice President

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

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~~ Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jodi 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 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 Jodi P. Warlick as such Asst. Vice President, and attesting the same by the said _____ as such _____. (Secretary)

Witness my hand and official seal at office at NASHVILLE, TN on this the 15th day of March 1999.

My commission expires _____

_____
Notary Public

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

05646696
RECORDING REFERENCE
99MAR23 PM 1:13
RECORDED
WILLIAMSON COUNTY, TN.
1254.20
03/23 0101 02CHECK
$35.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11396 PG. 371

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

CANT

336000.00
CON TX 1243.20
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 1254.20
CHECK 1254.20

03/23/99 01 13:12 0001 2369

0564696

99 MAR 23 PM 1:13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1441461