Recd 424

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 294,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 5/11/99
(AFFIX SEAL)

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-20-2003

BOOK 11552 PAGE 863

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
FLOYD S. ELLIOTT, JR.	New Owner	Map 172-9A
(NAME)	(NAME)	
625 Banbury Place		Parcel 080.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		6D-78748
(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 FLOYD S. ELLIOTT, JR. AND WIFE, SUSAN F. ELLIOTT

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. 80 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 said County, to which plan reference is hereby made for a more complete legal description.

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 Office for Davidson County, Tennessee. The said property was quitclaimed to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation and recorded simultaneously herewith.

CONTINUED ON PAGE TWO

0899 07/01 0901 CBENTON 1100.47

unimproved ( )
This is improved (X) property, known as 625 Banbury Place, 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 June 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 28th day of June 1999.

My commission expires 5-20-2003

_____
Notary Public

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires
5-20-2003

CONTINUATION OF LEGAL DESCRIPTION

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48, and Book 10962, page 516, said Register's Office, and Restrictions of record in Book 4148, pages 75, 196, 247, 254, 261, 264 and 292, Book 2438, page 460, and Book 4693, page 691, 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.

06064466
IDENTIFICATION REFERENCE
99 JUL -1 PM 1:40
SUE C. BARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

0606466

IDENTIF. & REFERENCE

99 JUL -1 PM 1:40

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT
394450.00
CON TX 1089.47
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1100.47
CHECK 1100.47
07/01/99 01 13:41 0001 6860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1485306