40-A

BOOK 11675 PAGE 207

#1096-2

WARRANTY DEED

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 305,871.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: 1/30/2001
(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
SYLVIA G. TURNER	"NEW OWNER"	MAP 172-09-0-A
(NAME)	(NAME)	
616 Banbury Place		PARCEL 079.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 SYLVIA G. TURNER

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. 79 on the Plan of Banbury Crossing, Section Two, a Planned Unit Development, as of record in Book 9700, Pages 605 through 609, inclusive, 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, a Tennessee limited liability company, by Deed from James L. 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, and by Deed from Raymond L. Barrett, unmarried, of record in Book 10221, Page 232, and by Deed from Julian Keith Crowe and wife, Mary Ann Crowe, of record in Book 10234, Page 299, and 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. And further being 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 11675, Page 205, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 616 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 23rd day of September 19 99

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

By: Jodie P. Warlick Asst

JODIE P. WARLICK, ASST. VICE PRESIDENT

09/30/99 03CHECK 1142.73

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 23rd day of September, 1999.

My Commission Expires: 1/3/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48, and First Supplement in Book 10962, Page 516, 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 261, in Book 4148, Page 264, in Book 4148, Page 292, in Book 2438, Page 460, and in 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 paid by the Grantor herein.

06399380

REFERENCE

99 SEP 24 PM 3:49

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11675 PAGE 209

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

R .

99 SEP 24 PM 3:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0639380 -

IDENTIFICATION REFERENCE

CAMT
305871.00
CON TX 1131.73
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1142.73
CHECK 1142.73

09/24/99 01 15:53 0001 2215

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1520145