WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
FILE BOX "7"

SP 38420

BOOK 11743 PAGE 672

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS 281,402.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF November, 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires MAY 26, 2002

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
PATRICK D. BIRMINGHAM	SAME	MAP 156-10
(NAME)	(NAME)	
7932 Meadow View Drive		PARCEL 030.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		9D-83741
(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 PATRICK D. BIRMINGHAM AND WIFE, CATHERINE C. BIRMINGHAM

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. 32 on the plan of Templegate, Section 3, of record in Book 8250, Page 868, Register's Office of said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Jones Land Company, LLC, a Tennessee limited liability company by Deed from Neil Robertson and wife, Annie K. Robertson, of record in Book 10544, Page 401, Register's Office for Davidson County, Tennessee. The said Jones Land Company having quitclaimed their interest in the property to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation by quitclaim deed being recorded simultaneously herewith.

THIS conveyance is subject to restrictive covenants of record in Book 6766, Page 754, Register's Office of Davidson County, TN; 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(s) herein.

1559 11/15 0101 03CHECK 1052.19

unimproved ( )
This is improved (X) property, known as 7932 Meadow View Drive, 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 10th day of November 19 99

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC.

By:
Jodie P. Warlick, Asst. Vice President

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

99 NOV 15 PM 3:12

0655761 2

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 JONES LAND COMPANY, LLC the within named bargainor, 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 10th day of November 19 99.

My commission expires 5/26/02

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Notary Public

My Commission Expires MAY 26, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11743 PAGE 674

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

99 NOV 15 PM 3:4

0637612

REFERENCE

CAMT
281402.00
CON TX 1041.19
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1052.19
CHECK 1052.19

11/15/99 01 15:43 0001 1559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539236