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WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,240.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY [illegible] 1040.49
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
GARY W. BALLINGER	CHASE MANHATTAN MORTGAGE	MAP 156-9
(NAME)	(NAME)	
8016 Meadow View Drive	3415 Vision Drive	PARCEL 029.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Columbus, OH 43219	9D-83729
(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 GARY W. BALLINGER AND WIFE, SHARON V. BALLINGER

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. 16 on the Plan of Templegate, Section 3, as of record in Plat Book 8250, page 868, Register's Office for said County, to which plan reference is hereby made for a more comlete legal description.

BEING part of the same property conveyed to Jones Land Company, LLC, 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 property was quitclaimed to The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation being recorded simultaneously herewith.

THIS conveyance is subject to restrictive covenants of record in Book 6766, Page 754, 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(s) herein.

99 DEC -1 PM 4:09
HILL GATHRIGHT REGISTER
DAVIDSON COUNTY, TN

MEMORANDUM OF REFERENCE
06629913

unimproved ( )
This is improved (X) property, known as 8016 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 30th day of November 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 30th day of November 1999 .

My commission expires May 27, 2001

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
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	PROBATE FEE

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0662913

99 DEC -1 PM 4:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

DAMT	
	278240.00
CON TX	1029.49
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1040.49
CHECK	1040.49

12/01/99 01 16:10 0001 7230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544832