ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
David R. Jones Kristi A. Jones 308 Culpepper Court Brentwood, TN 37027	Bank of America, N.A. Attn: Tax Dept. 2059 Northlake Parkway Tucker, GA 30084	MAP and PARCEL 171-03-0 B 009.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Instr:200008280084982 Page: 1 OF 2
REC'D FOR REC 08/28/2000 3:38:29PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $806.60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Arnette Zapel and T. Greg Zapel, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David R. Jones and Kristi A. Jones, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, TN, being Lot No. 275 on the Plan of First Revision, Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 961, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Arnette Zapel and husband, T. Greg Zapel, by deed from Radnor Homes, Inc., of record in Book 10203, Page 795, Register's Office for Davidson County, Tennessee.

This is property with a common address of 308 Culpepper Court, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by Grantees; (2) The plan of record in Book 7900, Page 509 and Page 961, said Register's Office, and all matters therein; (3) Restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 7798, Page 843, and Book 9860, Page 840, said Register's Office; (4) Bylaws of Fredericksburg Homeowner's Association, Inc., of record in Book 8920, Page 45, said Register's Office; (5) Easements of record in Book 7993, Page 269 and in Book 7851, Page 712, said Register's Office; (6) Corporation Charter of record in Book 8920, Page 40, said Register's Office; (7) Amenities Area of record in Book 9443, Page 538, and in Book 7900, Page 807, said Register's Office; (8) Deeds of Conveyance of record in Book 9698, Page 81, and in Book 9698, page 124, said Register's Office; (9) Storm Water Detention Agreement of record in Book 9771, Page 545, said Register's Office.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $218,000.00

Affiant

Subscribed and sworn before me this 28th day of August, 2000.

Notary Public

My Commission Expires: 3/28/2002

CINDY S. SMITH NOTARY PUBLIC LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **August, 2000**.

Arnette Zapel

T. Greg Zapel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Arnette Zapel and T. Greg Zapel, wife and husband** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **28th** day of **August, 2000**.

Notary Public
My Commission Expires: 3-23-2002

File No. 0008-106