WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 01/02/01 08:44 2pgs
Fees:11.00 Taxes:1139.56

20010102-0000076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 307,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF December, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(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
Michael R. Maffei, III (NAME)	New South Federal Savings Bank (NAME)	172-09-0-A-039.00
6320 Banbury Station Road (ADDRESS)	210 Automation Way (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Birmingham, AL 35210-2034 (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 Michael R. Maffei, III and wife, Kimberley J. Maffei

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. 39 on the Plan of the Third Revision of Banbury Crossing, Section One, a Planned Unit Development, of record in Plat Book 9700, Pages 536 and 537, 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 William Horace Swain and Ruthene F. Swain spouse of William Horace Swain and Betty Swain Mays, unmarried as recorded in the Register's Office for Davidson County, Tennessee in Book 10221, Page 213, and further by Quitclaim Deed from William Horace Swain and Betty Swain Mays of record in Book 10221, Page 217; by Quitclaim Deed from Nashville First Seventh Day Adventist Church of record in Book 10221, Page 220; by Quitclaim Deed from William Horace Swain and wife Ruthene F. Swain of record in Book 10221, Page 224, said Register's Office. 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, being filed simultaneously herewith.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48, and Book 10962, Page 516; and

CONTINUED

unimproved ( )
This is improved (X) property, known as 6320 Banbury Station Road, 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 December, 2000

The Jones Company Custom Homes of Tennessee, Inc.

By: Jodie P. Warlick

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 _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such_____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My 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, 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 28th day of December, 2000.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC

LEGAL DESCRIPTION CONTINUATION

Restrictions in Book 2438, Page 460, and Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, and in Book 4693, Page 691, and in Book 10221, Page 199, 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 paid by the Grantor herein.