WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/01 14:42 2pgs
Fees:11.00 Taxes:987.53

20010605-0058370

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF May, 2001

Notary Public

MY COMMISSION EXPIRES 9/12/2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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
Vince T. Phillips, Jr.	NAVY FEDERAL CREDIT UNION	MAP 172-9-A
(NAME)	(NAME)	
804 Banbury Way	P.O. BOX 3303	PARCEL 138
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	MERRIFIELD, VA 22119-3303	
(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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vince T. Phillips, Jr. and wife, Deborah A. Phillips

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. 136 on the Plan of Banbury Crossing, Section Four of record in Instrument Nos. 200001140004987, 200001140064988 and 200001140004989, Register's Office for 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 James J. 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; by Deed from Raymond L. Barrett, unmarried, of record in Book 10221, Page 232; by Deed from Julian Keith Crowe and wife, Mary Ann Crowe, of record in Book 10234, Page 299; 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, and by Quitclaim Deeds of record in Book 10221, Pages 194 and 197, all of record in the Register's Office for Davidson County, Tennessee. The said Jones Land Company, LLC, having quitclaimed its interest in the property to The Jones Company Custom Homes of Tennessee, Inc., by Quitclaim Deed recorded simultaneously herewith.

CONTINUED

unimproved ( )
This is improved (X) property, known as 804 Banbury Way, 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 25th day of May, 2001

The Jones Company Custom Homes, of Tennessee, Inc.

By: _____, Pres.
John H. Hodsdon, 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 JOHN H. HODSDON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of May, 2001.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires 12-12-01

Notary Public

LEGAL DESCRIPTION CONTINUED

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 10369, Page 48, and amended in Book 10962, Page 516, said Register's Office; Restrictive Covenants of record in Book 4148, Page 75, 196, 243, 254, 261, 264, and 292, and in Book 2438, Page 460 and also shown

in Deed of record 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.