Davidson County DEEDWARR
Recvd: 07/06/01 08:35 3pgs
Fees:18.00 Taxes:220.15

20010706-0072093

Prepared by:
Amy Cross Nance
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $59,500.00

Affiant

Subscribed and sworn to before me, this 5 day of ~~June~~ July 2001.

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

Notary Public
My commission expires 4/10/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Burton & Burton Development Co.	Same	P.O. 166O-A-16.00
4300 Brackenwood		
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the SIMULTANEOUS EXCHANGE OF PROPERTY WITH THE HEREINAFTER MENTIONED GRANTEE and other good and valuable considerations, the receipt of which is hereby acknowledged Jones Land Company, LLC a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and does hereby transfer and convey Burton & Burton Development Company, LLC, a Tennessee limited liability company hereinafter called the Grantee its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 7 on the Plan of Banbury Estates of record in Instrument No. 20000921-0094036 Register's Office for said County to which plan reference is hereby made for a more complete description.

This conveyance is made subject to the following: 1) 2001 taxes which are not yet due and payable and subsequent years, which are not yet due and payable 2) All matters appearing on Plan of record in Instrument No. 20000921-0094036 Register's Office 3) Restrictions and easements of record 4) Matters shown on the attached **Exhibit "A".**

This property is unimproved property known as Lot 7 Banbury Estates, Nashville, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and forever defend the title to said land to said Grantee, its successors 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.

Being the same property conveyed to Jones Land Co LLC. by virtue of deed from Jones Land Co LLC by record of book 10509 page 732 in the registers office of Davidson Co TN.

WITNESS my hand this 5th day of ~~June,~~ July 2001

Jones Land Company, LLC

By: _____
Its: SVP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, _____, with whom I am personally acquainted, and who acknowledged ___self to be the _____ of _____, a _____, the within named bargainor, and as such _____ being authorized so to do, executed this instrument for the purposes therein contained and on behalf of _____.

Witness my hand, at office, this __ day of June, 2001.

_____
Notary Public

My Commission expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Hodsdon with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Senior Vice President of Jones Land Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Senior Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of July, 2001.

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

_____
NOTARY PUBLIC
My Commission Expires: 4/10/05

Exhibit "A"

Declaration of Covenants, Conditions and Restrictions of record in Book 10369, Page 48, First Supplementary Declarations of record in Book 10962, page 516, Third Supplementary Declarations in Instrument No. 20010523-0053234, said Register's Office.

Charter of Banbury Crossing Homeowners Association, Inc., of record in Book 11187, page 575, said Register's Office.

Grant of Transmission Line Easement of record in Book 1174, page 153, and Book

Storm Water Detention Agreement of record in Book 10633, page 330, said Register's Office.

Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, page 943, said Register's Office.