21-1190

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,910.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: May 23 2005
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/04/01 17:16 2pgs
Fees:13.00 Taxes:724.87
20011204-0133430

SUZANNE T. EGGERS ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD TENNESSEE

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
JANET C. BAKER (NAME)	Franklin American Mortg Co. (NAME)	Map 174-11A
1233 Blairfield Drive (ADDRESS)	501 Corporate Centre Dr 4160 (ADDRESS)	Parcel 128.00CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Franklin TN 37067 (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 JANET C. BAKER

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. 420 on the Plan of Cane Ridge Farms, Section One, Phase Three, a Planned Unit Development, of record in Instrument No. 20010606-0059239, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., by Deed from Cane Ridge Farms, LLC, a Tennessee limited liability company, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20010628-0068723.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20000905-0087103, No. 20001204-0119093, and No. 20010815-0088370; and By-Laws in Instrument No. 20000905-0087103, 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.

unimproved ( )
This is improved (X) property, known as 1233 Blairfield Drive, Antioch, TN 37013
(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 27th day of November, 2001

THE JONES COMPANY CUSTOM HOMES OF TENNESSEE, INC.

By:
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 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, a 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 27th day of November, 2001.

My commission expires May 23, 2005 Suzanne T Eggers

Notary Public

SUZANNE T. EGGERS
NOTARY PUBLIC AT LARGE
RUTHERFORD, TENNESSEE