Bay 28A

0204109

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/02 12:45 2pgs
Fees:13.00 Taxes:962.00

20020417-0047651

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2002

Notary Public

MY COMMISSION EXPIRES: 9/28/2002
(AFFIX SEAL)

NOTARY PUBLIC LACEY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hemphill Properties 2002, LP	Hemphill Properties, 2002, L.P.	172-9-A 165.00CO
(NAME)	(NAME)	
801 Banbury Way	830 Fesslers Parkway, Ste. 120	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37210	
(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 Hemphill Properties 2002, LP

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. 163 on the Final Plat of Section Four, Banbury Crossing, a Planned Unit Development, of record as Instrument No. 200001140004987 thru 200001140004989, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to The Jones Company Custom Homes, of Tennessee, Inc., by quitclaim deed from Jones Land Company, LLC, of record under Instrument No 20020417-0047650, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2002 have been prorated and payment thereof is expressly assumed by the herein Grantee; any and all restrictions and easements of record; Plan of record under Instrument No. 200001140004987 thru 200001140004989; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 801 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 15th day of April, 2002

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 WILLIAMSON

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 Assistant Vice President and _____ respectively of the The Jones Company Custom Homes of Tennessee, Inc. the within named bargainor, and corporation, and that she as such Assistant 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 Brentwood, Tennessee on this the day of April, 2002.

My commission expires 9/28/2002

J Lynn Smith
Notary Public