WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/10/02 15:57 2pgs
Fees:13.00 Taxes:877.53

20020510-0058161

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,170.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2002

Notary Public

MY COMMISSION EXPIRES: 7/30/05
(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN. MY COMMISSION EXPIRES 07/30/2005

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
Stephen N. Holmes (NAME)	Chase Manhattan Mortgage (NAME)	172-9-A 143 CO
824 Banbury Way (ADDRESS)	1901 Roxborough Road, Suite 300 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Charlotte, NC 28211 (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 Stephen N. Holmes and wife, Joyce A. Holmes

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, TN, BEING Lot No. 141 on the Final Plat of Section Four, Banbury Crossing (A Planned Unit Development), of record in Instrument No. 200001140004987 thru 200001140004989, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the same property conveyed to Jones Land Company, LLC, by deed from James J. Conner, Trustee, of record in Book 10221, page 183; deed from John L. Lee and wife, Julia F. Lee a/k/a Frances Lee of record in Book 10221, page 190; deeds from Raymond L. Barrett, of record in book 10221, pages 232 and 236; deed from Julian Keith Crowe and wife, Mary Ann Crowe, of record in Book 10234, page 299; quitclaim deed from Jones Company Custom Homes of Tennessee, Inc. of record in Book 10305, page 149; deed from J. H. McPherson and wife, Sarah Waller McPherson of record in Book 10434, page 837; and quitclaim deeds of record in Book 10221, pages 194 and 197; and further conveyed to The Jones Company Custom Homes of Tennessee, Inc. by quitclaim deed from Jones Land Company, LLC, of record in Instrument No 20020510-0058159, all in the Register's Office for Davidson County, TN.

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; Declaration of Covenants, Conditions and Restrictions of record in Book 10369, page 48, Book 10962, page 516, Book 11218, page 180 and Instrument No. 200105230053234; Restrictions of record in Book 4148, page 75, Book 4148, page 196, Book 4148, page 247, Book 4148, page 254, Book 4148, page 261, Book 4148, page 264, Book 4148, page 292, Book 4693, page 691, Book 2438,

CONTINUED

unimproved ( )
This is improved (X) property, known as 824 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 8th day of May, 2002

The Jones Company Custom Homes of Tennessee, Inc.
By: John Warlick AVP

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. ~~XXXXXXXXXXXXXXXXXX~~ ~~and attesting the same by the said~~ _____

~~XXXXX~~ _____.

Witness my hand and official seal at office at Brentwood, Tennessee this 8th day of May, 2002.

My commission expires 7/30/05

_____
Notary Public

JENNIFER SHOUN DUNLAP
NOTARY PUBLIC
AT LARGE
DAVIDSON CO., TENN.

MY COMMISSION EXPIRES:
07/30/2005

LEGAL DESCRIPTION CONTINUATION

page 460, and Book 10221, page 199; Charter for Banbury Crossing Homeowners' Association of record in Book 11187, page 575; Plan of record in Instrument No. 200001140004987 thru 200001140004989; all in the Register's Office for Davidson County, TN.