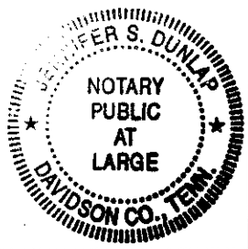
WARRANTY DEED



MY COMMISSION EXPIRES: 07/30/2005

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

Affiant

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

Notary Public

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

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
Uloma Ikejiani (NAME)	Franklin American Mortgage Co. (NAME)	MAP 174-11-A
808 Banbury Way (ADDRESS)	501 Corporate Center Drive (ADDRESS)	PARCEL 87
Brentwood, TN 37027 (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.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Uloma Ikejiani

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. 137 on the Final Plat of Section Four, Banbury Crossing (A Planned Unit Development), of record in Book 9700, page 549, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to The Jones Land Company, LLC, by deed from Raymond L. Barrett, of record in Book 10221, page 236, Register's Office for Davidson County, TN. This property further conveyed to The Jones Company Custom Homes of Tennessee, by deed from Jones Land Company, LLC, of record in Instrument No. * 20020821-0100993, 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, 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.

Davidson County DEEDWARR
Recvd: 08/21/02 09:48 2pgs
Fees:13.00 Taxes:899.10

20020821-0100995

unimproved ( )
This is improved (X) property, known as 808 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 August, 2002

The Jones Company Custom Homes of Tennessee, Inc.
By:
Jodie P. Warlick, Assistant Vice Pres.

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 13th day of August, 2002.

My commission expires 9/05/2004

Jodie P. Warlick
Notary Public

DAVIDSON CO.
My Comm. Exp. Sept. 25, 2004