WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF December 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) MY COMMISSION EXPIRES: SEPT. 24, 2006

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

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
Sivapragasam Sathananthan (NAME)	1st Trust Bank for Savings (NAME)	172-090-A
825 Banbury Way (ADDRESS)	P O Box 17257 (ADDRESS)	147.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (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 Sivapragasam Sathananthan and wife, Mathulani Sathananthan

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. 145 on the Plan of Banbury Crossing, Section 4, of record at Instrument No. 2000 011400 04987 thru Instrument No. 2000 011400 049989, Register's Office for Davidson County, TN, to which plan reference is hereby ma de for a complete description thereof.

Being the same property conveyed to The Jones Company Custom Homes of Tennessee, Inc., by Quitclaim Deed from Jones Land Company, LLC, of record at Instrument No. 20020909-0108867, 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 4148, page 261, Book 4693, page 961, Book 10369, page 48, Book 10962, page 516, Book 10970, page 943, Book 11218, page 180, and Instrument No. 2001 052300 53234; By-Laws of record at Instrument No. 2002 061000 70239; Plan of record at Instrument No. 2000 011400 04987 thru Instrument No. 2000 011400 049989; all in the Register's Office for Davidson County, TN.

Davidson County DEEDWARR
Recvd: 12/26/02 10:53 2pgs
Fees:13.00 Taxes:1084.75

20021226-0158643

unimproved ( )
This is improved (X) property, known as 825 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 23rd day of December 2002

The Jones Company Custom Homes of Tennessee, Inc.
By: [signature], ASSISTANT 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 Daniel E. Crunk and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself 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 he 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 Daniel E. Crunk as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of December, 2002 .

My commission expires 7/30/05 Jennifer D Dunlap

Notary Public

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