WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 249,070.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~249,070.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February 2003

Notary Public

MY COMMISSION EXPIRES: 11.22.05
(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
Tonya Copeland	OWNER	172 09 OA
(NAME)	(NAME)	
1221 Banbury Row		184.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 of Tennessee,, L.L.C.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Copeland and husband, Howard Copeland

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. 180 on the Plan of Section Five-A, Banbury Crossing (a Planned Unit Development), of record under Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by quit claim deed from The Jones Company Custom Homes, Inc., a Tennessee corporation, of record under Instrument No. 20030102-0000058, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to the following: Taxes for the year 2003 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. 20020830-0105357, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 02/27/03 14:24 2pgs
Fees:13.00 Taxes:921.56
20030227-0026280

This is improved (X) property, known as 1221 Banbury Row, Brentwood, TN 37027 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 25th day of February 2003

The Jones Company of Tennessee,, L.L.C.
By:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Crunk, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained be signing the name of the limited liability company by the said Dan Crunk as such Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of February, 2003.

Notary Public

My commission expires 9/16/04

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.