THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
The Synergy Center, Gatlinburg Building
Brentwood, Tennessee 37027

Davidson County DEEDQC
Recvd: 03/13/03 09:49 3pgs
Fees:17.00 Taxes:0.00
20030313-0033874

NEW OWNER:
The Jones Company of Tennessee
381 Mallory Station Road, Suite 200
Franklin, TN 37067

SEND TAX BILLS TO:
"New Owners"

MAP/PARCEL:
Map 172-9-A
Parcels 45, 49, 71, 186 & 188

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that, **JONES LAND COMPANY, LLC, a Tennessee limited liability company** for and in consideration of Ten and no/100-- ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **THE JONES COMPANY OF TENNESSEE, L.L.C., a Missouri limited liability company,** its entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot Nos. 45, 49 and 71 on the Plat of Section Two, Banbury Crossing, of record in Plat Book 6900, pages 605 thru 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot Nos. 182 and 184 on the Plat of Section Five-A, Banbury Crossing, of record under Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more 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; all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 6356 Banbury Station, 6509 and 6548 Banbury Crossing, 1213 Banbury Row and 1100 Banbury Lane, Brentwood, Tennessee 37027.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 10 day of March, 2003.

JONES LAND COMPANY, LLC

By: _____
Daniel E. Crunk

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, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Manager of Jones Land Company, LLC, a limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Jones Land Company, LLC by himself as such officer.

Witness my hand and official seal at Franklin, Tennessee, this 6 day of March, 2003.

Notary Public

My commission expires: 7/30/05

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ - 0.00-.

Affiant

Sworn to and subscribed before me this the 6th day of March, 2003.

Notary Public

My commission expires: 7/30/05

03-03-29

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On this 6th day of March, 2003, before me personally appeared

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

Owner of property and/or General Contractor, to me personally known, who, being duly sworn on (his /their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the constructions or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no proceedings in bankrupcty or receivership have been instituted by or against him/them.

Affiant further says that no claims have been made to affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanics or materialmens liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows:

Taxes for the year 2003 and subsequent years; Deed of Trust to First Bank.

Affiant on behalf of said Owner of Property and/or General Contractor does for a valuable consideration hereby agree and guarantee to hold Southland Title & Escrow Co., Bank of America, Stewart Title Guaranty Co., Judy S. Wells and Jennifer S. Dunlap, attys

fact that it has issued its title insurance policies), harmless against any liens, claims (by reason of the or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the Davidson County of, State of Tennessee, and are described as follows, to-wit:

Lots 45,49,71,182 & 184, Banbury
Lots 42 & 44, Bellevue High.

March 6, 2003
Date

The Jones Company of Tennessee, L.L.C.
By:
Richard Chapman, President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of March, 2003.

Jennifer S. Dunlap
Notary Public

My Commission expires: 7/30/05