THIS INSTRUMENT PREPARED BY:
Judy S. Wells, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/02/03 14:13 2pgs
Fees:13.00 Taxes:933.39
20030602-0074761

New Owner	Send Tax Bills To:	Map & Parcel
Benson O. Aworunse	Countrywide Home Loans	172-9-A 88.00CO
6520 Banbury Crossing	4500 Park Granada	
Brentwood, TN 37027	Calabasas, CA 91302-1613	

WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE JONES COMPANY OF TENNESSEE, L.L.C.,** a Missouri limited liability company, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **BENSON O. AWORUNSE AND WIFE, OLUFUNMILAYO O. AWORUNSE,** hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, BEING Lot No. 88 on the Plan of Banbury Crossing, Section 2, of record in Plat Book 9700, pages 605-609, 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 The Jones Company of Tennessee, L.L.C., by Quitclaim Deed from Jones Land Company, L.L.C., of record at Instrument No. 20030224-0024054, Register's Office for Davidson County, TN.

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; 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. 20010523-0053234; Plan of record in Plat Book 9700, pages 605-609; all in the Register's Office for Davidson County, TN.

This is improved property known 6520 Banbury Crossing, Brentwood, Tennessee 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever 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 the 23rd day of May,2003.

THE JONES COMPANY OF TENNESSEE, L.L.C.

By: _____
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at office at Brentwood, Tennessee on this the 23rd day of May, 2003.

My Commission Expires: 9/25/2004

_____
Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires September 25, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $252,268.

_____
Affiant

Sworn to and subscribed before me this the 23rd day of May, 2003.

_____
Notary Public

My commission expires:
9/25/2004

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires September 25, 2004