WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/03/03 14:10 2pgs
Fees:13.00 Taxes:878.60

20030703-0092612

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 237,460.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2003

Notary Public

MY COMMISSION EXPIRES: 9/25/2004
(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
Devin Fergus	Georgia Bank&Trust Co of Augusta	172-090-A
(NAME)	(NAME)	
1240 Banbury Row	1321 Murfreesboro Road, #701	181.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37217	
(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 Devin Fergus and wife, Zsalyne Fergus

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. 177 on the Plan of Banbury Crossing, Section 5A, of record at Instrument No. 20020830-0105357, 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. 20030408-0046405, 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; By-Laws of record at Instrument No. 20020610-0070239; Plan of record at Instrument No. 20020830-0105357; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1240 Banbury Row, 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 30th day of June, 2003

The Jones Company of Tennessee, L.L.C.
By:
Deborah P. Buford, Assist. Vice Pres.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah P. Buford with whom I am personally acquainted and who upon her oath acknowledged herself to be the Assistant Vice President of The Jones Company of Tennessee, L.L.C., the within named bargainor, a limited liability company and that she as such Assistant Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Deborah P. Buford as such Assistant Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2003.

Notary Public

My commission expires 9/25/2004