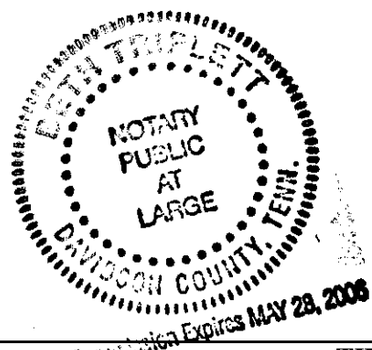
#7067 Box 13

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,950.00

Everett Allen Holmes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2003

Notary Public

MY COMMISSION EXPIRES: 5/28/06
(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
Everett Allen Holmes (NAME)	IRWIN MORTGAGE Corporation (NAME)	172-09-0-A 154 CO
1016 Heathfield Circle (ADDRESS)	400 Interstate North Parkway Suite 580 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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 Everett Allen Holmes and wife, Natalie Holmes

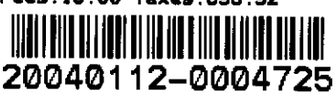
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 152 on the Plan of Section Four, Banbury Crossing, of record at Instrument No. 20000114-0004987 thru Instrument No. 20000114-0004989, 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 The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, by quitclaim deed from Jones Land Company, L.L.C., a Tennessee limited liability company, of record at Instrument No. 20031016-0153352, 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. 20000114-0004989 thru 20000114-0004989; all in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 01/12/04 14:26 2pgs
Fees:13.00 Taxes:898.92



20040112-0004725

unimproved ( )
This is improved (X) property, known as 1016 Heathfield Circle, Brentwood, Tennessee 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 2003

The Jones Company of Tennessee, L.L.C.
By: Deborah P. Buford
Deborah P. Buford, Asst. Vice President

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 23rd day of December, 2003.

PATRICIA H. ERSKINE
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

Patricia H. Erskine
Notary Public

My commission expires 11-24-07