Davidson County DEEDWARR
Recvd: 03/24/04 11:53 2pgs
Fees:13.00 Taxes:936.10

20040324-0033262

WARRANTY DEED

ANN M. LEDE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7/25/2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne Ponciroli	Countrywide Home Loans, Inc.	172-09-A
(NAME)	(NAME)	(MAP)
1208 Banbury Row	3011 Armory Drive Suite 120	173.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, The Jones Company of Tennessee, L.L.C. hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Suzanne Ponciroli , hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 169 on the plan of Banbury Crossing, Section 5-A, of record in 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 property conveyed to The Jones Land Company, L.L.C. by deeds dated October 9, 1996 of record in Book 10221, pages 183, 187, 190, 194, 213, 217, 224, 232 and 236, deed dated October 18, 1996 of record in Book 10234, page 299, and deed dated April 28, 1997 of record in Book 10434, page 837, and further conveyed to The Jones Company of Tennessee, L.L.C. by Quitclaim Deed from The Jones Land Company, L.L.C. dated October 28, 2003, of record in Instrument No. 20031103-0160892, all in the Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1208 Banbury Row, 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 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/our hand(s) this 22nd day of March, 2004.

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

Deborah P. Buford
Assistant 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 proposes 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 22nd day of March, 2004.

Ann M. Ledet
Notary Public

ANN M. LEDET
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission Expires: 7/25/2005