RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
J. Brian and Jennifer D. Jones 6315 Hillsboro Pike Nashville, TN 37215	Same	Map 144, Parcel 94

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Richard M. Small,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto J. Brian Jones and wife Jennifer D. Jones (collectively the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lot 7 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Richard M. Small by deed from Gladys Mays Beasley, T. Edward Settles as Third Party Intermediary and Betty Anne Beasley Rich, dated February 2, 1995, of record in Book 9588, page 599, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2005, a lien not yet due and payable.

2. Subject to all matters as set forth on the PUD Plan of record in Plat Book 9700, page 326-327, Register's Office for Davidson County, Tennessee.

3. Charter of record in Book 11350, page 855, said Register's Office.

4. Restrictive Covenants of record in Book 10312, page 1, Book 10366, page 623, Book 10564, page 570, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

5. Sanitary Sewer and Storm Drainage Easement(s) of record in Book 7911, page 451, Book 8009, page 109, Book 7911, page 385 and 389, Register's Office for Davidson County, Tennessee.

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

And the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

Davidson County DEEDWARR
Recvd: 12/14/04 08:36 2pgs
Fees:13.00 Taxes:619.75
20041214-0148144

And the Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of December 9, 2004.

Richard M. Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Richard M. Small**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 9th day of December, 2004.

NOTARY PUBLIC

My Commission Expires: January 29, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $167,500.00.

Affiant

Subscribed and sworn to before me this 10th day of December, 2004.

Notary Public

My commission expires: 11/24/07

This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
Nashville, Tennessee 37238