Instr:200002250018346 Page: 1 OF 2
REC'D FOR REC 02/25/2000 8:59:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1180.57

Prepared by:
Lassiter, Tidwell & Hildebrand,
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $319,072.00

Affiant

Subscribed and sworn to before me this 24th day of February, 2000.

Notary Public
My commission expires:

MY COMMISSION EXPIRES JUNE 4, 2002

Allison Title Company
116 Wilson Pike Cir. Ste 206
Brentwood, TN 37027
Phone (615) 376-0566
Fax (615) 376-0568

JOSEPH K. GREGORY NOTARY PUBLIC ROBERTSON COUNTY, TENNESSEE

Address of New Owner:	**Send Tax Bills to:**	**Tax-Information**
Charles C. Sellers	America's Wholesale Lender	
4546 Winfield Drive	P.O. Box 10212	
Nashville TN 37211	Van Nuys, CA 91410	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Turnberry Homes, LLC, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Charles C. Sellers and wife, Teresa L. Sellers, hereinafter called the Grantees, their successors 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. 32 on the Plan of Winfield Park, Section I, Phase I, as of record in Book 9700, Page 765, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Turnberry Homes, LLC by deed from Danco Property Investments, LLC, dated October 29, 1999, recorded in Book 11756, Page 846, Register's Office for said County.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4546 Winfield Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of February, 2000.

Turnberry Homes, LLC

By:_____
Richard J. Bell
its Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard J. Bell, with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Chief Manager of Turnberry Homes, LLC, the within named bargainor, and that he is authorized by Turnberry Homes, LLC to execute this instrument on its behalf.

Witness my hand in Brentwood, TN, this 24th day of February, 2000.

Theresa M Sells
Notary Public

My Commission expires 6/28/02

