G#1465-1

Davidson County DEEDWARR
Recvd: 05/10/01 14:42 2pgs
Fees:11.00 Taxes:1169.32
20010510-0048768

MAP 172-14B
PARCEL 092.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 316,033.00 .

Ernest L Duncan Jr
Affiant

Subscribed and sworn to before me this the 30th day of April, 2001.

TRACY L. LOVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

My Commission Expires:

Tracy L. Lovin
Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
ERNEST L. DUNCAN, JR.	Fleet National Bank
(Name)	(Name)
4512 Winfield Drive	2210 Enterprise Drive
(Street Address)	(Street Address)
Nashville, TN 37211	Florence, SC. 29501
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

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 and sufficiency all of which is hereby acknowledged, **TURNBERRY HOMES, L.L.C., a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **ERNEST L. DUNCAN, JR. AND WIFE, CHERYL S. DUNCAN**, hereinafter called the "Grantee", their heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Winfield Park, Phase 1, Section 1, a Planned Unit Development, as of record in Plat Book 9700, page 765 through 768, inclusive, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Turnberry Homes, L.L.C. by deed from Danco Property Investments, LLC, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 20001204-0118474.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, page 691, said Register's Office; By-Laws of record in Book 11113, page 717, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as 4512 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 Grantee, and the heirs and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized 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 and its successors and assigns, to warrant and forever defend the title to the said Grantee, their heirs and/or assigns, against the lawful claims of all persons claiming the same by, through, or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of April, 2001.

TURNBERRY HOMES, L.L.C., a Tennessee limited liability company

BY: _____
Terri M. Sells, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Terri M. Sells, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Chief Financial Officer of TURNBERRY HOMES, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she, as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such Chief Financial Officer.

Witness my hand and official on this the 30th day of April, 2001.

_____
Notary Public

My Commission Expires: 5/27/01

WINFIELD.TBH

