BOX #14A

G#14201-2F

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2001

Notary Public

MY COMMISSION EXPIRES: 4/10/05
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 11/30/01 15:46 2pgs
Fees:13.00 Taxes:203.50

20011130-0131917

**THIS INSTRUMENT WAS PREPARED BY**
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TURNBERRY HOMES, L.L.C. (NAME) | "NEW OWNER" (NAME) | MAP 172-14-0-B |
| 210 Jamestown Park Dr, #102 (ADDRESS) | (ADDRESS) | PARCEL 150.00co |
| Brentwood, TN 37027 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | FB #GSD-01258 |

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, DANCO PROPERTY INVESTMENTS, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TURNBERRY HOMES, L.L.C., a Tennessee limited liability company

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. 150 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record as Instrument No. 20010313-0024087, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Danco Property Investments, LLC, by Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), of record in Book 10937, Page 835, Register's Office for Davidson County, Tennessee; by Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), of record in Book 10937, Page 839, said Register's Office; by Quitclaim Deed from Marvin E. Jinnette and wife, Iva Nelle Ward Jinnette (Marvin E. Jinnette and Marvin Edward Jinnette are one and the same person), of record in Book 10937, Page 843, said Register's Office; and being all of the same property conveyed by Deed from Paul C. Simpson, Jr., and Lucien C. Simpson, of record in Book 11357, Page 909, said Register's Office.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, said

CONTINUED

unimproved (X)
This is improved ( ) property, known as 200 Wallingford Square, Nashville, TN 37211
(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 29th day of November, 2001

DANCO PROPERTY INVESTMENTS, LLC

By: Betty Lecomte - Designated Agent

Betty Lecomte, Designated Agent

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____ , and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____ _____

Notary Public

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared BETTY LECOMTE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Designated Agent of the DANCO PROPERTY INVESTMENTS, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such Designated Agent, 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 officer.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of November, 2001.

My Commission Expires: NOTARY PUBLIC AT LARGE MAY 30 2004 DAVIDSON COUNTY TN

Notary Public

LEGAL DESCRIPTION CONTINUATION

Register's Office; By-Laws of Winfield Park Homeowners' Association, Inc., of record in Book 11113, Page 717, said Register's Office; Declarations also of record under Instrument No. 20001211-0122000 for Section 2, said Register's Office; By-Laws also of record under Instrument No. 20001211-0122000, 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 paid by the parties herein.