#1905-2
MAP 172-14-0-B
PARCEL 028.00co

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 331,979.00 .

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 10/25/2003

Affiant

Subscribed and sworn to before me this the 29th day of July, 2002.

My Commission Expires: _____

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:
Truman D. Sanders et al	SunTrust Bank
(Name)	(Name)
4900 Wexford Downs Lane	201 - 4th Avenue North
(Street Address)	(Street Address)
Nashville, TN 37211	Nashville, TN 37219
(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 **Truman D. Sanders and wife, Karen L. Sanders, a two-thirds (2/3) interest, and Ola Mae Kimbrough, a one-third (1/3) interest, as tenants in common**, hereinafter called the "Grantees", 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. 28 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, a Planned Unit Development, of record in Instrument No. 20010313-0024108, 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 Turnberry Homes, L.L.C., a Tennessee limited liability company, by Deed from Danco Property Investments, LLC, a Tennessee limited liability company, of record as Instrument No. 20020311-0030405, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions 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 Grantees herein.

THIS is improved property, known as 4900 Wexford Downs Lane, Nashville, TN 37211 .

Davidson County DEEDWARR
Recvd: 07/31/02 14:03 2pgs
Fees:13.00 Taxes:1228.32
20020731-0091886

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, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees 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 Grantees, 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 29th day of July, 2002.

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

BY: _____
Eric Bentley, Director of Operations

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ERIC BENTLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Director of Operations of TURNBERRY HOMES, L.L.C., the within-named bargainor, a Tennessee limited liability company, and that he, as such Director of Operations, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 29th day of July, 2002.

Katherine Goodson
Notary Public

My Commission Expires: May 28, 2003

C:\KG\WINFIELD.SD

