BOX #14A

G#14201-2Z

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August, 2002

Notary Public

MY COMMISSION EXPIRES: May 28, 2003
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/27/02 13:59 2pgs
Fees:13.00 Taxes:1332.00
20020827-0103602

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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.	"New Owner"	* SEE BELOW
(NAME)	(NAME)	
210 Jamestown Park Dr, #102		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Winfield Park, Phase 1, Section 1, Revision 1, a Planned Unit Development, of record as Instrument No. 200103130024108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being Lot Nos. 113 and 114 on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, a Planned Unit Development, of record as Instrument No. 200103130024106, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TRACT NO. 3:
LAND in Davidson County, Tennessee, being Lot Nos. 137, 155, and 193 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, of record as Instrument No. 200103130024087, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lots 35,113,114,137,155, and 193, 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 26th day of August, 2002

DANCO PROPERTY INVESTMENTS, LLC

By: Betty Leconte, Designated Agent
Betty LeConte, Designated Agent

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 26th day of August, 2002.

My Commission Expires: 4/10/05

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON

LEGAL DESCRIPTION CONTINUATION

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, and as Instrument No. 200011211-0122000, and re-recorded as Instrument No. 20020520-0061426, said Register's Office; By-Laws of record in Book 11113, Page 717, said Register's Office; By-Laws of Winfield Park, Section 2, Homeowners' Association, Inc., of record as Instrument No. 20001211-0122000 and re-recorded as Instrument No. 20020520-0061426, 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 herein.

*

Lot #35: MAP 172-14-0-B, PARCEL 035.00co; 4528 Winfield Drive
Lot 113: MAP 172-14-0-B, PARCEL 113.00co; 1468 Wexford Downs Lane
Lot 114: MAP 172-14-0-B, PARCEL 114.00co; 1464 Wexford Downs Lane
Lot 137: MAP 172-14-0-B, PARCEL 137.00co; 5113 Ravens Glen
Lot 155: MAP 172-14-0-B, PARCEL 155.00co; 4737 Sterling Cross
Lot 193: MAP 172-14-0-B, PARCEL 193.00co; 5132 Ravens Glen