Davidson County DEEDWARR
Recvd: 01/06/03 09:26 2pgs
Fees:13.00 Taxes:1082.06
20030106-0001658

BOX #14A
G#15701-1
MAP 172-14-0-B
PARCEL 137.00co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 292,448.00 .

Vicki A. Crockarell
Affiant

Subscribed and sworn to before me this the 2nd day of January, 2003.

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

My Commission Expires: 4/10/05

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:
Verna L. & Vicki A. Crockarell	"New Owners"
(Name)	(Name)
5113 Ravens Glen	
(Street Address)	(Street Address)
Nashville, TN 37211	
(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 **Verna L. Crockarell, unmarried, and Vicki A. Crockarell, unmarried, tenants in common, with right of survivorship**, 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. 137 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 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. 20020827-0103602, 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, in Instrument No. 20001211-0122000, and re-recorded in Instrument No. 20020520-0061426, 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 paid by the Grantor herein.

THIS is improved property, known as 5113 Ravens Glen, 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, 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 2nd day of January, 2003.

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 Dir. 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 him as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 2nd day of January, 2003.

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

_____
Notary Public

My Commission Expires: 4/10/05

C:\KG\2WINFIELD.SD