BOX #14A
G#15822-2
MAP 126-16-0-A
PARCEL 068.00co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 254,706.00 .

Susan Schneiderman
Affiant

Subscribed and sworn to before me this the 30th 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: MORTGAGEE:
Susan Schneiderman	ABN AMRO MORTGAGE GROUP, INC.
(Name)	(Name)
6648 Valleypark Drive	4242 N. Harlem Avenue
(Street Address)	(Street Address)
Nashville, TN 37221	Norridge, IL 60706
(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 **Susan Schneiderman, a married woman**, hereinafter called the "Grantee", her 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. 68 on the Plan of Riverwalk, Phase 1A, Section 1, and Phase 1B, Section 1, a Planned Unit Development, as of record under Instrument No. 20011026-0117231, 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, LLC, by Deed from Riverwalk Development Partners, Inc., a Tennessee corporation, of record as Instrument No. 20021001-0118870, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record as Instrument No. 20011105-0121083 and amended in Instrument No. 20020424-0050565, 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.

THIS is improved property, known as 6648 Valleypark Drive, Nashville, TN 37221.

Davidson County DEEDWARR
Recvd: 02/03/03 09:02 2pgs
Fees:13.00 Taxes:942.41
20030203-0014182

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 30th 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 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 30th day of January, 2003.

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 4/10/05

C:\KG\RIVERWALK.SD