G#2294-2

Davidson County DEEDWARR
Recvd: 10/27/03 12:01 2pgs
Fees:13.00 Taxes:981.63
20031027-0157934

MAP 126-16-0-A
PARCEL 183 .00co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $259,900 ($259,900)

TONY L. TURNBOW Notary Public At Large LEWIS COUNTY

Affiant

Subscribed and sworn to before me this the 20th day of October, 2003.

My Commission Expires: 3.27-04

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:
Arthur E. Waller	SunTrust Mortgage
(Name)	(Name)
324 Goldenrod Court	P.O. Box 57028
(Street Address)	(Street Address)
Nashville, TN 37221	Irvine, CA 92619-7028
(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 **Arthur E. Waller and Margaret A. Waller, husband and wife**, hereinafter called the "Grantee", his 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. 77 on the Plan of Riverwalk, Phase 1A, Section 2, and Phase 1B, Section 2, a Planned Unit Development, as of record under Instrument No. 20021022-0129510, 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. 20021113-0140683, 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 paid by the Grantor herein.

THIS is improved property, known as 324 Goldenrod Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), and the heirs and/or assigns of said Grantee(s), forever; and, the Grantor further covenants with the said Grantee(s) 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 Grantee(s), 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 20th day of October, 2003.

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

BY: _____
Terri M. Sells, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared TERRI M. SELLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Chief Financial Officer of TURNBERRY HOMES, L.L.C., the within-named bargainor, a Tennessee limited liability company, and that she, as such Chief Financial Officer, 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 office at Nashville, Tennessee, on this the 20th day of October, 2003.

Katherine Goodson
Notary Public

My Commission Expires: May 30, 2007

C:\KG\RIVERWALK.SD

