Return To: #21894
First Title & Escrow Company
2000 Richard Jones Road, #110
Nashville, TN 37215
File Box 9B
#2362-3

Davidson County DEEDWARR
Recvd: 12/31/03 09:30 2pgs
Fees:13.00 Taxes:1095.20
20031231-0184351

MAP 172-14-0-B
PARCEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $296,000.00.

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me this the 15th day of December, 2003.

My Commission Expires: My Commission Expires SEPT. 22, 2007

Notary Public

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
STACEY S. MICHITTI	Capital Mortgage Funding, LLC
(Name)	(Name)
5233 Ravens Glen	442 Metroplex Drive
(Street Address)	(Street Address)
Nashville, Tennessee 37211	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 **Stacey S. Michitti and Michael L. Michitti, wife and husband**, 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. 171 on the Plan of Winfield Park, Phase 2, Section 2, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20030422-0052787 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, recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20030904-0128394.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20001211-0122000, and corrected in 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 paid by the GRANTOR herein.

THIS is improved property, known as 5233 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 Grantee, and their heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantee 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, 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 19th day of December, 2002.

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 on this the 19th day of December, 2003.

KATHY HAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
Comm. Expires 12/12/04

_____
Notary Public

My Commission Expires: _____

C:\KD\WINFIELD.SD