Return To:
File 400180

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/25/04 14:06 2pgs
Fees:13.00 Taxes:1104.71
20040325-0033866

G#16905-1
MAP 172-14B, Group 231.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 298,570.00 .

Jill G Hoffman
Affiant

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires May 23, 2006

Subscribed and sworn to before me this the 22nd day of March , 2004.

My Commission Expires: _____

Jennifer Crowell
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:
Jonathan J. Berarducci	New Owner
(Name)	(Name)
1329 Wexford Downs Lane	
(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 **JONATHAN J. BERARDUCCI**, hereinafter called the "Grantee", 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. 160 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, of record as Instrument No. 20030422-0052787, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete 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 in Instrument No. 20031006-0147720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Winfield Park, of record in Book 11113, page 691, and in Instrument No. 20001211-0122000, and corrected in 20020520-0061426, and 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 assumed by the Grantee(s) herein.

THIS is improved property, known as 1329 Wexford Downs Lane, 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 the heirs and/or assigns of said Grantee, 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 22nd day of March, 2004.

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 Chief Financial Officer.

Witness my hand and official on this the 22nd day of March, 2004.

_____
Notary Public

My Commission Expires: 5-28-06

WINFIELD.TBH