G#16977-1

Davidson County DEEDWARR
Recvd: 05/04/04 13:20 2pgs
Fees:13.00 Taxes:1024.42
20040504-0050588

Box 14-A
MAP 172-14-0-B
PARCEL 243co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 276,871.00 .

Affiant

Subscribed and sworn to before me this the 30th day of April , 2004.

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

My Commission Expires: 4/10/05

Notary Public

Comm. Expires 04/10/05

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:
JACQULYN P. DOWNEY	Bank of America
(Name)	(Name)
5237 Ravens Glen	P. O. Box 17404
(Street Address)	(Street Address)
Nashville, Tennessee 37211	Baltimore, MD 21297-1404
(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 **JACQULYN P. DOWNEY AND HUSBAND, THOMAS J. DOWNEY,** 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. 172 on the Plan of Winfield Park, Phase 2, Section 2, a Planned Unit Development, as of record in Instrument No. 20030422-0052787, Register's Office for Davidson County, Tennessee, to which said 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 Warranty Deed from Danco Property Investments, LLC, a Tennessee limited liability company, of record in Instrument No. 20031217-0180098, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Winfield Park, of record in Instrument No. 20001211-0122000 and as 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(s) herein.

THIS is improved property, known as 5237 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 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 30th day of April, 2004.

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

BY: Terri M. Sells CFO
Terri M. Sells, Chief Financial Manager

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 Authorized Agent of TURNBERRY HOMES, L.L.C., the within named bargainor, a Tennessee limited liability company, and that she, as such Authorized Agent, 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 Authorized Agent.

Witness my hand and official on this the 30th day of April, 2004.

Notary Public

My Commission Expires: 4/10/05

JOHN T. COOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN
Comm. Expires 04/10/05