Dav. Co. File Box 14-A
jtc file no. 17276-4

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/04 15:51 2pgs
Fees:13.00 Taxes:1337.42
20040805-0094584

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$361,465.00**

Affiant

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

Notary Public

My commission expires: 3/25/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sally Neville Garvey	**Wells Fargo Bank, N.A.**	**Map 172-14B, Parcel 005.00CO**
5000 Hammersmith Court	P. O. Box 10304	
Nashville, TN 37211	Des Moines, IA 50306-0304	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tammy R. Shutt, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sally Neville Garvey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Winfield Park, Cluster Lot Development, Phase 1, Section 1, Revision 1, a Planned Unit Development, as of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Tammy R. Shutt, Unmarried by Deed from Turnberry Homes, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20040603-0065180, dated May 28, 2004; conveyed to Turnberry Homes, L.L.C. in Instrument No..20040115-0006512, dated January 15, 2004; and conveyed to Danco Property Investments, LLC in Book 10937, page 835, dated May 15, 1998; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20001211-0122000, 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 assumed by the Grantee(s) herein.

This is Improved (__X__) Unimproved (____) property, known as: **5000 Hammersmith Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **28th** day of **July, 2004.**

Tammy R. Shutt

Tammy R. Shutt

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tammy R. Shutt, Unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rockford, Illinois, this **28th** day of **July, 2004.**

Helen Johnson
Notary Public

OFFICIAL SEAL
HELEN R JOHNSON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/06/08

My Commission Expires:_____