McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

G#-3429-4
Map 172-10B, Parcels 149CO

Davidson County DEEDWARR
Recvd: 10/31/06 11:02 2 pgs
Fees:13.00 Taxes:1581.57
20061031-0134926

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $427,450.00

Affiant

Subscribed and sworn to before me this the 18th day of October, 2006.

My Commission Expires: 9/16/09

Notary Public

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

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:
Glenn L. Ferguson	New Owner
(Name)	(Name)
6772 Christiansted 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 **Glenn L. Ferguson and Susan E. Ferguson, husband and wife,** 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. 41 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, of record in Instrument No. 20060316-0030458, Register's Office for 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 Deborah Gallant, unmarried, of record in Instrument No. 20050603-0063493, dated May 27, 2005, and re-recorded in Instrument No. 20060123-0008188, and by Quitclaim Deed of record in Instrument No. 20050603-0063494, dated May 27, 2005, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 19991221-0305559, amended in Instrument No. 20000728-0074515, 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 Grantors herein.

THIS is improved property, known as: 6772 Christiansted 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 Grantees, and the heirs and/or assigns of said Grantees, forever; and, the Grantor further covenants with the said Grantees 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 Grantees, 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 18th day of October, 2006.

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

BY: Lynne Crabb, Closing Agent

Lynne Crabb, Closing Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lynne Crabb, 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 Closing Agent of TURNBERRY HOMES, L.L.C., the within-named bargainor, a Tennessee limited liability company, and that she, as such Closing 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 officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of October, 2006.

MY COMMISSION EXPIRES
May 30, 2007
My Commission Expires: _____

Notary Public

PAMELA A. PERRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

christianstead.wd