G#20134-2
MAP 172-10-0-B
PARCEL 147.00co

Davidson County DEEDWARR
Recvd: 12/04/06 09:00 2 pgs
Fees:13.00 Taxes:1670.05
20061204-0148895

BOX #14A

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 451,364.00 .

Affiant

Subscribed and sworn to before me this the 30th day of November , 2006.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 3/22/09

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: |
|---|---|
| Rick Short, Sr., & Paula M. Short | SunTrust Mortgage, Inc. |
| (Name) | |
| 304 Dillehay Court | P. O. Box 79041 |
| (Street Address) | (Street Address) |
| Nashville, TN 37211 | Baltimore, MD 21279-0041 |
| (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 "Grantees", 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 **Rick Short, Sr., and Paula M. Short, 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. 39 on the Plan of Christiansted Valley, Phase Three, a Planned Unit Development, as of record in Instrument No. 20060316-0030458, 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 dated May 27, 2005, from Deborah Gallant, unmarried, of record in Instrument No. 20050603-0063493, and re-recorded in Instrument No. 20060123-0008188, and by Quitclaim Deed dated May 27, 2005, of record in Instrument No. 20050603-0063494, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 199912210305559 and amended in Instrument No. 200007280074515, 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 in the parent acreage.

THIS is improved property, known as 304 Dillehay Court, Nashville, TN 37211.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto 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 the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of November, 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 Closing Agent.

Witness my hand and official at Nashville, Tennessee, on this the 30th day of November, 2006.

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09

KG\CHRISTIANSTED.SD