John T. Cook

BOX #14A

Davidson County DEEDWARR
Recvd: 02/27/07 13:05 3 pgs
Fees:17.00 Taxes:0.00

20070227-0024193

G#12564238
This Instrument prepared by
~~and after recording return to:~~
LASSITER, TIDWELL, DAVIS, KELLER & HOGAN, PLLC
1850 ONE NASHVILLE PLACE
150 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219

After Recording, Return To:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, TN 37204 mail

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Turnberry Homes, LLC		**Map 145**
210 Jamestown Park Road, Suite 102	**(Same)**	**Group 00**
Brentwood, Tennessee 37027		**Parcel 022.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **WDL Investments, LLC, a Tennessee limited liabiltiy company** (hereinafter the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Turnberry Homes, LLC, a Tennessee limited liability company** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

> Land in Davidson County, Tennessee, being Lot(s) 3 and 7, as shown on the map entitled Final Plat Tyne Estates, of record as Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to WDL Investments, LLC, a Tennessee limited liability company, by deed of record as Instrument No. 20060814-0099731, dated August 10, 2006, said Register's Office.

This is unimproved property commonly known as: **Lots 3 and 7 of Tyne Estates, Nashville (Davidson County), Tennessee**. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Notwithstanding the foregoing, this conveyance is expressly subject to the following matters: ~~(1) Davidson County property taxes for 2006, a lien not yet due and payable;~~ (2) Davidson County property taxes for 2007 and thereafter, a lien not yet due and payable, (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060915-0114437, said Register's Office, (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, said Register's Office, (5) Matters shown on the Plan of record as Instrument No. 20060913-0113525.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 20th day of February, 2007.

WDL Investments, LLC, a Tennessee limited liability company

By: _____
Wesley D. Lamoureux, Jr.
Its: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Wesley D. Lamoureux, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of WDL Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Chief Manager.

Witness my hand and seal, at office in Nashville, this 20th day of February, 2007.



_____ II
Notary Public
My commission expires: Nov. 21, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $1,145,000.00.

Angela Batson
Affiant

Sworn to and subscribed before me this
20th day of February, 2007.

Katherine Goodson
Notary Public
My Commission Expires: May 30, 2007

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BK/PG:4188/360-362
07008007

DEED	
02/21/2007	03:20 PM
BATCH	93208
MTG TAX	0.00
TRN TAX	4236.50
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	4254.50

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS