WARRANTY DEED

When recorded return to:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, TN. 37203

Davidson County DEEDWARR
Recvd: 06/03/08 09:03 2 pg
Fees:13.00 Taxes:277.50

20080603-0056228

State of Tennessee)
County of Davidson)

G#3916-2

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2008.

Notary Public

My commission expires: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

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
REDDY S. MATTA and PRANATHI MATTA	**"NEW OWNERS"**	**Map 172-10-0-B Parcel** 152.00CO
8189 Londonberry Road		
Nashville, TN 37221		

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,

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

REDDY S. MATTA and PRANATHI MATTA, husband and wife

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. 44 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 and accurate 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 Christiansted Valley Homeowners Association, Inc., of record in Instrument No. 19991221-0305559 and amended in Instrument No. 20000728-0074515 and Supplemental of record in Instrument No. 20070206-0015266, 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 Grantees herein.

This is improved (____) UNIMPROVED (__X__) property, known as: 6760 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, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 15th day of May, 2008.

TURNBERRY HOMES, L.L.C.

By: _____
Terri M. Sells, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Terri M. Sells,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Chief Financial Officer** of **TURNBERRY HOMES, L.L.C.,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Terri M. Sells** as **Chief Financial Officer.**

Witness my hand, at office at Brentwood, Tennessee, this **15th** day of **May, 2008.**

Notary Public

MY COMMISSION EXPIRES:
May 2, 2011

My Commission Expires: _____

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