After Recording, Return To:
Turnberry Homes
210 Jamestown Park Rd. Ste.102
Brentwood, TN 37027

This instrument prepared by: Hugh W. Entrekin ; Suite 1700, Regions Center;315 Deaderick ST. ; Nashville, Tennessee 37238-1700

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Alphonse H. Davis 711 Lynnwood Blvd Nashville, TN 37205	SAME	Map 172-1 B Parcel 143 CO

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 of which is hereby acknowledged, **Turnberry Homes, LLC**, a Tennessee limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **Alphonse H. Davis** ("Grantee") his successors and assigns, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No.35 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 is unimproved property known as 309 Dillehay Court, Nashville, TN 37211.
TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Alphonse H. Davis**, his successors and assigns, forever.

AND **Turnberry Homes, LLC** does covenant with the said **Alphonse H. Davis** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 199912210305559 and amended in Instrument No. 200007280074515 and Supplemental of record in Instrument No. 20080206-0015266, said Register's Office; (ii) Declaration of Shared Turnaround Easement of record in Instrument No. 20070817-0098507, said Register's Office; (iii) easements and setback lines as set forth on the above plan of record; and (iv) taxes for the current year which have been prorated and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20100031350 DEEDWARRSP
Recvd: 05/25/10 10:56 2 pgs
Fees:13.00 Taxes:184.45
20100525-0040180

AND **Turnberry Homes, LLC**, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said land to the said **Alphonse H. Davis**, his successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 14 day of May, 2010.

Turnberry Homes, LLC

BY: Rick Bell

Rick Bell, Chief Manager

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater for this transfer is $49,850.00.

Alphonse H Davis 5/14/10

AFFIANT

NOTARY PUBLIC

THERESA M. SELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: MY COMMISSION EXPIRES: May 2, 2011.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Theresa Sells a notary public of the state and county mentioned, personally appeared Rick Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of TURNBERRY HOMES, LLC, a Tennessee limited liability company, the within named bargainor and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Turnberry Homes, LLC** as its Chief Manager.

WITNESS my hand and seal, the 14 day of May, 2010.

THERESA M. SELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: May 2, 2011