10-B

SPECIAL WARRANTY DEED

FROM: National Fiduciary Services, N.A., Trustee of Woodlawn Memorial Park Endowment Care Trust, formerly known as Southwest Guaranty Trust Company, National Association, Grantor

TO: Turf Managers, LLC, Grantee

Davidson County DEEDWARR
Recvd: 05/03/01 11:40 3pgs
Fees:15.00 Taxes:277.50
20010503-0045537

This instrument prepared by:

MICHAEL J. PHILBIN, P.C.
2021 Richard Jones Road #220
Nashville, TN 37215-2860

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	Map – Parcel Number(s)
Turf Managers, LLC 4707 Churchwood Drive Nashville, TN 37220	SAME 4707 Churchwood Drive Nashville, TN 37220	Lot 21, Map 118-8 Parcel 61 Lot 22 & 23, Map 118-8 Parcel 62

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged, National Fiduciary Services, N.A., Trustee of Woodlawn Park Endowment Care Trust, formerly known as Southwest Guaranty Trust Company, National Association ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto Turf Managers, LLC and, ("Grantees"), their successors and assigns, three tracts or parcels of land situated in Davidson County, Tennessee, described as follows:

Being Lot No. 21 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15,Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the easterly side of Felts Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property (albeit inadvertently referred to as Lot 61 instead of Lot 21; 61 being the parcel number assigned to the property by the Metro Tax Assessor's Office) conveyed to Southwest Guaranty Trust Company, n/k/a National Fiduciary Services, N.A. by Quitclaim Deed from NationsBank of Tennessee, N.A., current successor of Blount National Bank, Trustee of the Woodlawn Memorial Park of Nashville, Inc., Perpetual Care Fund of record in Book 10348, Page 254, said Register's Office; and also the same property being conveyed to Grantee by Grantor in a Quitclaim Deed being recorded concurrently herewith.

Being Lots Nos. 22 and 23 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 22 and 23 front together 100 feet on the easterly side of Felts Avenue and run back between parallel lines with the northerly margin of Newsome Street, 150 feet to an alley.

Being the same property conveyed to Southwest Guaranty Trust Company by deed from NationsBank of Tennessee, N.A., current successor of Blount National Bank, Trustee of the Woodlawn Memorial Park of Nashville, of record in Book 10349, Page 274 said Register's Office.

The Grantor herein is now known as National Fiduciary Services, N.A. pursuant to Articles of Amendment TO THE ARTICLES of ASSOCIATION OF SOUTHWEST GUARANTY TRUST COMPANY, NATIONAL ASSOCIATION recorded April 10, 2000, in the Office of The Secretary of the State of Tennessee.

It should be noted that there are two deeds in the chain of title of Lots 22 and 23 hereinabove described which, as a result of an inadvertent error on the part of the drafters of those two deeds, said Lots are referred to as Lot 62, which is the parcel number assigned by the Metropolitan Tax Assessor to Lots 22 and 23 collectively. The two deeds that contain this error in the lot numbers are of record in Book 5358, Page 292 and Book 10349, Page 274 said Register's Office.

Lot 21 is unimproved property known as 2418 Felts Ave., Nashville, TN 37211.

Lots 22 and 23 are unimproved property known as 610 Newsome Street, Nashville, TN 37211.

This conveyance is made subject to all matters shown on the Plan of Grandview Heights referenced in the description and any applicable restrictive covenants, easements or setback lines that are of record.

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, National Fiduciary Services, N.A. has caused this Warranty Deed to be executed by L.J. Guillory, Vice President and Designated Agent on behalf of the Association on this 11 day of April, 2001.

National Fiduciary Services, N.A.

By: _____

L.J. Guillory, Vice President and Designated Agent authorized to sign on behalf of the Association

STATE OF TEXAS §
COUNTY OF HARRIS §

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L.J. Guillory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath identified himself as the Vice President and the Designated Agent of National Fiduciary Services, N.A., who has been authorized to sign this instrument on behalf of the Association pursuant to resolution by the board of directors, and that he, as such Vice President and authorized Designated Agent, executed the foregoing instrument for the purposes therein contained by signing the name of the Association by himself as its Vice President and its authorized Designated Agent.

Witness my hand and official seal at Houston, Texas, this 27th day of April, 2001.

DEBRA M CHAVIRA
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-10-2005

Commission Expiration Date

Debra M. Chavira
Notary Public

DEBRA M. CHAVIRA
Printed Name of Notary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transaction is $ 15,000.00 .

Jim Conner

SUBSCRIBED AND SWORN TO before me this 30 day of April, 2001.

Shelly A Gardner
Notary Public

May 26, 2002
Commission Expiration Date

Shelly A. Gardner
Printed Name of Notary

SHELLY A. GARDNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Shelly A. Gardner
My Commission Expires
May 26, 2002