Davidson County DEEDWARR
Recvd: 06/10/02 14:57 2pgs
Fees:13.00 Taxes:4014.50
20020610-0070425

FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
JNP, LLC 4414 Lebanon Pike Hermitage, TN 37076	Same	Map: 75 Parcels: 154, 155, 156 & 157

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, the **Charles Turner Family Limited partnership** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **JNP, LLC, a limited liability company,** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Tracts 2, 3 and 5 on the Plan of the Re-Subdivision of Hermitage Inn Subdivision of record in Plat Book 7900, page 274, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the Charles H. Family Limited Partnership by Substitute Trustee Deed as Instrument No. 20010830-0094003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for 2002, a lien not yet due and payable, which are assumed by the Grantee.

2. Waterline Easement of record in Book 3406, page 231, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 28, 2002.

Charles H. Turner Family Limited Partnership

By: Virginia W. Turner
Its: General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Virginia W. Turner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be General Partner, **Charles H. Turner Family Limited Partnership**, the within named bargainor, who executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 28th day of March, 2002.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

My Commission Expires: 7/30/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $~~1,175,000.00~~ 1,085,000.00

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 28th day of March, 2002.

Patty J. Welch
Notary Public

My commission expires 7/30/05

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238