SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $413,384.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th DAY OF FEBRUARY, 2005.

_____
NOTARY PUBLIC

My commission expires: _____

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
September 24, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 02/25/05 14:14 3 pgs
Fees:18.00 Taxes:1529.52

20050225-0021109

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
File No. 20093

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David R. Barnes 5400 Maryland Way Brentwood, TN 37027	SAME	Part of 26-152

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Armed Services Mutual Benefit Association, an unincorporated association, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto David R. Barnes, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 as shown on the Final Plat, Northcreek Commons, Section Twelve, Lot Sixteen, of record as Instrument No. 20050217-0018331 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated association, by Deed from North Creek Associates, Ltd., LCC, L.P., a Tennessee limited partnership, of record as Instrument No. 20030819-0120310 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. City of Goodlettsville Taxes and Davidson County Taxes and assessments for 2005, which have been prorated by the parties and will be paid by Grantor; 2006 and subsequent City and County taxes will be assumed by Grantee;
2. All matters appearing on Plan of record in Book 9700, page 32, Register's Office for Davidson County, Tennessee;
3. Matters shown on the Plan of record as Instrument No. 20020905-0107680 in said Register's Office; and

4. Declaration of Covenants, Conditions and Restrictions, including but not limited to, easements, assessments, special assessments, charges for liens contained in and instrument of record in Book 7118, page 938, as amended of record in Book 7245, page 958, Book 8195, page 337 and Book 9780, page 183, Register's Office for Davidson County, Tennessee;
5. Easements for slopes and working area of record as Instrument No. 20001214-0122977, Register's Office for Davidson County, Tennessee;
6. Declaration of Easements of record as Instrument No. 20020909-0109280, Register's Office for Davidson County, Tennessee;
7. Easement granted to American Telephone and Telegraph Company of record in Book 4151, page 62, in said Register's Office;
8. Charter of North Creek Commons Owner's Association of record in Book 7250, page 312, Register's Office for Davidson County, Tennessee;
9. Final Plat, Northcreek Commons, Section Twelve, Lot Sixteen, of record as Instrument No. 20050217-0018331 in the Register's Office for Davidson County, Tennessee, shows a 60 ft. minimum building setback lien from Conference Drive; a 30 ft. minimum building setback line from the northerly and southerly side lines; a Detention Basin, Utility and Drainage Easement, public utilty easement and minimum building setback line from the easterly back line; a 10 ft. public utility and drainage easement along both side lines; a 15 ft. public utility and drainage easement and an additional 10 ft. temporary easement along Conference Drive; location of a proposed 24 in. water line along Conference Drive, and location of a proposed driveway from Conference Drive, and an Owner's Certificate; and
10. Matters shown on the ALTA/ACSM Land Title Survey, North Creek Associates, Ltd., Conference Drive & North Creek Boulevard, dated July 17, 2003, by David A. Johnson, Tenn. R.L.S. No. 1352, Job No. 77-263, and Surveyor's Report dated July 15, 2003; and
11. Any and all zoning regulations, setback lines, if any, easements and rights of way for public utilities that may be applicable to this property.

This property is also known as unimproved property known as Lot 16, Northcreek Commons, Section Twelve, Conference Drive, Goodlettsville, 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, his heirs and assigns, forever, and 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, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR. 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 this 24th day of February, 2005.

Armed Services Mutual Benefit Association, an unincorporated association:

By: _____

Michael G. McConnell, President

STATE OF TENNESSEE]
COUNTY OF ~~DAVIDSON~~ ROBERTSON]

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael G. McConnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the President of Armed Services Mutual Benefit Association, the within named bargainor, an unincorporated Association, and he executed the foregoing instrument for the purposes therein contained, by signing the name of the association as President in his official capacity.

Sharon R. Head
NOTARY PUBLIC

My Commission Expires: 6/12/05

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