3113
BBS
JW

Davidson County DEEDWARR
Recvd: 06/09/05 09:12 4 pgs
Fees:23.00 Taxes:3929.40
20050609-0065844

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amnon Shreibman, Trustee P. O. Box 177 LaVergne, TN 37086	Same	Part of Map 182 Parcel 11

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, TURNER FARM PARTNERS, a Tennessee general partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto AMNON SHREIBMAN, TRUSTEE, with full power and authority to sell, convey and/or encumber upon such terms or conditions as he determines, without the approval or joinder of any beneficiary and without obligation of the grantee or mortgagee following or ascertaining the disposition of the proceeds of any consideration ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

The source of this description is the survey by G. Scott Pulliam of Wamble & Associates, PLLC dated 5/23/05, last revised 5/31/05, File No. 249-1404.

Being part of the same property conveyed to Grantor by Deed of record in Book 10489, page 623, said Register's Office. Pursuant to Certificate of Merger recorded at Instrument No. 199912280307330, Register's Office for said County, subject property is now vested in Turner Farm Partners, a Tennessee general partnership.

This is property known as 59 acres in the Turner Farm Property, Phase One, Antioch, Davidson County, Tennessee.

Said property is conveyed subject to the following matters:

1. 2005 Taxes, a lien, which is not yet due and payable. (P/O # 182/11)

2. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1001 through 67-5-1010.

3. Easement for the flow of any creeks and branches.

4. Transmission line easements to USA, as set forth in instruments recorded in Book 4420, page 36, said Register's Office.

5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded at Instrument No. 20001030-0107214.

6. Survey Number 249-0104, dated May 23, 2005, last revised May 31, 2005, prepared by Wamble & Associates, PLLC, Surveyors, indicates the following:

   (a) Mislocated fences as shown thereon.
   ALL as more particularly shown on said survey.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above numbered 1 - 6), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 8th day of June, 2005.

TURNER FARM PARTNERS, a
Tennessee general partnership

By: Edna C. Turner G.P.
Edna C. Turner, General Partner

By: Patsy Ann Turner Walker G.P.
Patsy Ann Turner Walker, General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, HOUSTON E. HILL, a Notary Public, Edna C. Turner and Patsy Ann Turner Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the general partners of TURNER FARM PARTNERS, a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 8th day of June, 2005.

Houston E. Hill
Notary Public

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 3-22-08

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,062,000.00.

Edna C. Turner
Affiant

Subscribed and sworn to before me, this 8th day of June, 2005.

Houston E. Hill
Notary Public

My Commission Expires: 3-22-08

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY LOCATED IN THE 32ND COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL (11) AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP (182), AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE SOUTH BOUNDARY OF LOT 448 AS SHOWN ON FINAL PLAT CANE RIDGE FARMS PHASE TWO AS OF RECORD IN INSTRUMENT NUMBER 200207120084131, R.O.D.C., TN, SAID ROD BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO SALLY H. WINGLER AS OF RECORD IN DEED BOOK 2850, PAGE 451, R.O.D.C., TN, SAID ROD ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING THE WEST BOUNDARY OF SAID WINGLER PROPERTY ***SOUTH 08 DEGREES 25 MINUTES 22 SECONDS WEST, 2184.98 FEET*** TO AN IRON ROD (OLD), SAID ROD BEING THE NORTHEAST CORNER OF LOT 208 AND THE NORTHWEST CORNER OF LOT 209 AS SHOWN ON FINAL PLAT OLD HICKORY HILLS PHASE TWO – SECTION FOUR AS OF RECORD IN INSTRUMENT NUMBER 200412200151235, R.O.D.C., TN; THENCE, FOLLOWING THE NORTH BOUNDARY OF SAID OLD HICKORY HILLS PHASE TWO – SECTION FOUR ***NORTH 83 DEGREES 05 MINUTES 45 SECONDS WEST, 332.89 FEET*** TO AN IRON ROD (NEW), SAID ROD BEING THE NORTHWEST CORNER OF LOT 202 OF SAID OLD HICKORY HILLS PHASE TWO – SECTION FOUR; THENCE, FOLLOWING THE WEST BOUNDARY OF SAID OLD HICKORY HILLS PHASE TWO – SECTION FOUR ***SOUTH 11 DEGREES 10 MINUTES 52 SECONDS WEST, 418.49 FEET*** TO A 20-INCH CEDAR TREE; THENCE, FOLLOWING THE NORTH BOUNDARY OF SAID OLD HICKORY HILLS PHASE TWO – SECTION FOUR ***NORTH 83 DEGREES 21 MINUTES 55 SECONDS WEST, 688.04 FEET*** TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING A NEW LINE AND THE WEST BOUNDARY OF THE HEREIN DESCRIBED PROPERTY, ***NORTH 08 DEGREES 25 MINUTES 22 SECONDS EAST, 2613.25 FEET*** TO A POINT ON THE SOUTH BOUNDARY OF PROPERTY CONVEYED TO CANE RIDGE FARMS, LLC AS OF RECORD IN DEED BOOK 11431, PAGE 163, R.O.D.C., TN; THENCE, FOLLOWING SAID SOUTH BOUNDARY AND THE SOUTH BOUNDARY OF THE AFOREMENTIONED CANE RIDGE FARMS PHASE TWO ***SOUTH 82 DEGREES 40 MINUTES 48 SECONDS EAST, 1040.81 FEET*** TO THE POINT OF BEGINNING.

CONTAINING 2,570,073 SQUARE FEET OR 59.00 ACRES.

PROPERTY IS SUBJECT TO A TRANSMISSION LINE EASEMENT GRANTED TO THE UNITED STATES OF AMERICA BY LILLE J. TURNER, WALTER G. TURNER, AND EDNA C. TURNER AS OF RECORD IN DEED BOOK 4420, PAGE 36, R.O.D.C., TN AND ALSO SUBJECT TO AN EASEMENT FOR SANITARY SEWERS GRANTED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE BY TURNER FARM PARTNERS AS OF RECORD IN INSTRUMENT NUMBER 200010300107214, R.O.D.C., TN.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TURNER FARM PARTNERS, L.P. FROM EDNA C. TURNER AND PATSY ANN TURNER WALKER AS OF RECORD IN DEED BOOK 10489, PAGE 623, R.O.D.C., TN. PURSUANT TO CERTIFICATE OF MERGER RECORDED AT INSTRUMENT NO. 199912280307330, REGISTER'S OFFICE FOR SAID COUNTY, SUBJECT PROPERTY IS NOW VESTED IN TURNER FARM PARTNERS, A TENNESSEE GENERAL PARTNERSHIP.