20611

Bk 36 (1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $376,271.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF JULY 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: 07/14/05 16:00 2 pg
Fees:13.00 Taxes:1392.20

20050714-0082054

THIS INSTRUMENT WAS PREPARED BY:
Douglas A. Brace, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
File No. 20611

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger D. Perry & Harold C. Peeples 112 Long Hollow Pike, Suite 215 Goodlettsville, TN 37072	SAME	26-164

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Roger D. Perry and Harold C. Peeples, **"GRANTEES"**, 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. 3 on the Final Plat, Revision One, Northcreek Commons, Section Nine, of record as Instrument No. 20030818-0119192, Register's Office for Davidson County, Tennessee.

Being part 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, dated August 19, 2003, of record as Instrument No. 20030819-0120310, 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 assumed by Grantees;
2. Matters shown on plan of record as Instrument No. 20030818-0119192, Register's Office for Davidson County, Tennessee, and Surveyor's Report, dated August 19, 2003; and
3. Matters shown on plan of record in Book 9700, page 32, Register's Office for Davidson County, Tennessee; and

4. Declaration of Protective and Owners Association for Northcreek Commons, Goodlettsville, Davidson County, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7118, page 938, as amended of record in Book 7245, page 958, Book 8195, page 337, Book 9780, page 183, Instrument No. 20050106-0002035 and Instrument No. 20050113-0004886, Register's Office for Davidson County, Tennessee; and
5. Charter of The Northcreek Commons Owners Association, Inc., of record in Book 7250, page 312, Register's Office for Davidson County, Tennessee; and
6. 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 317 Northcreek Blvd., Goodlettsville, Tennessee 37072 (a/k/a Lot 3, Revision One, Northcreek Commons, Section Nine).

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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, assigns or representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 13th day of July, 2005.

Armed Services Mutual Benefit Association,
an unincorporated association:

By: _____
Michael G. McConnell, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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.

NOTARY PUBLIC

My Commission Expires: _____

F:\Bobbie\Specwd-Perry