Davidson County DEEDWARR
Recvd: 05/24/06 13:09 5 pgs
Fees:28.00 Taxes:4147.70
20060524-0061022

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)
Evergreen Hills, G.P., a Tennessee general partnership 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 **EVERGREEN HILLS, G.P.,** a Tennessee general partnership, 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 5/16/06, File No. 652-0106/249-0104.

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 Two, Antioch, Davidson County, Tennessee.

Said property is conveyed subject to the matters shown on Exhibit B attached hereto.

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 shown on Exhibit B), 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 20th day of May, 2006.

TURNER FARM PARTNERS, a
Tennessee general partnership

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

By: Patsy Ann Turner Walker
Patsy Ann Turner Walker, General Partner

STATE OF TENNESSEE)

COUNTY OF Marshall)

Personally appeared before me, Carol Ann Hudson, a Notary Public, Edna C. Turner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a general partner 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 20th day of May, 2006.

Carol Ann Hudson
Notary Public

My Commission Expires: 5/28/08

CAROL ANN HUDSON
NOTARY PUBLIC AT LARGE
MARSHALL COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF Marshall)

Personally appeared before me, Carol Ann Hudson, a Notary Public, Patsy Ann Turner Walker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a general partner 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 20th day of May, 2006.

Carol Ann Hudson

Notary Public

My Commission Expires: 5/28/08

CAROL ANN HUDSON NOTARY PUBLIC AT LARGE MARSHALL COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF Marshall)

The actual consideration or value (whichever is greater) for this transfer is $1,121,000.00.

Edna C Turner

Affiant

Subscribed and sworn to before me, this 20th day of May, 2006.

Carol Ann Hudson

Notary Public

My Commission Expires: 5/28/08

CAROL ANN HUDSON NOTARY PUBLIC AT LARGE MARSHALL 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), SAID ROD BEING THE NORTHEAST CORNER OF THE TURNER FAMILY CEMETERY AS OF RECORD IN INSTRUMENT NUMBER 200510040119633, R.O.D.C., TENNESSEE; THENCE, FOLLOWING THE NORTH BOUNDARY OF SAID TURNER FAMILY CEMETERY AND A FENCE ***NORTH 75 DEGREES 13 MINUTES 06 SECONDS WEST, 259.99 FEET*** TO AN IRON ROD (OLD), SAID ROD BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO WILLIAM W. TURNER, JR. ET UX AS OF RECORD IN DEED BOOK 6828, PAGE 345, R.O.D.C., TENNESSEE; THENCE, FOLLOWING THE EAST BOUNDARY OF TURNER AND A FENCE ***NORTH 11 DEGREES 13 MINUTES 31 SECONDS WEST, 1,053.20 FEET*** TO AN IRON ROD (OLD) ON THE SOUTH BOUNDARY OF PROPERTY CONVEYED TO R.J. RENTALS AS OF RECORD IN INSTRUMENT NUMBER 20040722-087756, R.O.D.C., TENNESSEE, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, FOLLOWING SAID SOUTH BOUNDARY OF R.J. RENTALS AND CROSSING THE MEANDERINGS OF AN OLD FENCE ***SOUTH 83 DEGREES 53 MINUTES 46 SECONDS EAST, 352.70 FEET*** TO AN IRON ROD (OLD), SAID ROD BEING THE SOUTHWEST CORNER OF LOT 248, CANE RIDGE FARMS, PHASE 6, SECTION 1, AS OF RECORD IN INSTRUMENT NUMBER 200502090015098, R.O.D.C., TENNESSEE; THENCE, FOLLOWING THE SOUTH BOUNDARY OF SAID CANE RIDGE FARMS, PHASE 6, SECTION 1 AND THE SOUTH BOUNDARY OF PROPERTY CONVEYED TO CANE RIDGE FARMS, LLC AS OF RECORD IN DEED BOOK 11431, PAGE 163, R.O.D.C., TENNESSEE AND CROSSING THE MEANDERINGS OF A FENCE ***SOUTH 79 DEGREES 36 MINUTES 31 SECONDS EAST, 1,176.44 FEET*** TO AN IRON ROD (NEW); THENCE, ***SOUTH 82 DEGREES 40 MINUTES 48 SECONDS EAST, 484.44 FEET*** TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF PROPERTY CONVEYED TO TURNER FARM DEVELOPMENT, G.P. AS OF RECORD IN INSTRUMENT NUMBER 200511180139732, R.O.D.C., TENNESSEE AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING SAID SOUTH BOUNDARY AND FOLLOWING THE WEST BOUNDARY OF SAID TURNER FARM DEVELOPMENT, G.P. PROPERTY ***SOUTH 08 DEGREES 25 MINUTES 22 SECONDS WEST, 1,517.26 FEET*** TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE, LEAVING SAID WEST BOUNDARY AND FOLLOWING A NEW LINE ***NORTH 81 DEGREES 34 MINUTES 38 SECONDS WEST, 1,405.60 FEET*** TO A POINT ON THE EAST BOUNDARY OF SAID TURNER FAMILY CEMETERY; THENCE, FOLLOWING SAID EAST BOUNDARY AND A FENCE ***NORTH 09 DEGREES 03 MINUTES 00 SECONDS EAST, 513.43 FEET*** TO THE POINT OF BEGINNING.

CONTAINING 2,569,893 SQUARE FEET OR 59.00 ACRES.

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.

EXHIBIT B

1. 2006 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. All matters reflected on Survey prepared by Q. Scott Pulliam, TRLS # 2346, Wamble & Associates, PLLC, Survey Number 652-0106/249-0104, dated May 23, 2005, last revised May 16, 2006.

4. Title to that portion of the property within the bounds of the cemetery shown on plat of survey of Wamble & Associates, PLLC, dated May 23, 2005, last revised May 16, 2006, together with the right of ingress and egress thereto.