Davidson County DEEDWARR
Recvd: 12/21/06 10:32 3 pg:
Fees:18.00 Taxes:1524.40

20061221-0157242

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (KMH)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Montgomery G. Turner, Sr. 4301 Hillsboro Road Nashville, Tennessee 37215	Same	#117-10-0-112.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, SEV BEDFORD, LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and hereby transfers and conveys unto MONTGOMERY G. TURNER, SR., a married individual ("Grantee"), his heirs and assigns, certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 14, of Block "C", as shown on the Map entitled Hillsboro Views Development Company's Subdivision, of record in Book 974, page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SEV Bedford, LLC by deed of record as Instrument No. 20060223-0021292, said Register's Office.

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

This is improved property known as 2406 Crestmoor Road, Nashville, Tennessee.

Said property is conveyed subject to (1) taxes for 2006 and thereafter, (2) all matters shown on plat of record in Book 974, page 64, and (3) a Public Utility and Drainage Easement as shown of record in Instrument No. 20060811-0099294.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused same to be executed as of the 20th day of December, 2006.

SEV BEDFORD, LLC

By: _____

Its: President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Cam W. Sorenson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of SEV Bedford, a limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 20th day of December, 2006.

_____
Notary Public

My Commission Expires:

_____

LAURA LINCOLN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 22, 2008

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $412,000.00.

Affiant

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

Notary Public

My Commission Expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

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