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Davidson County DEEDWARR
Recvd: 06/08/07 13:43 6 pgs
Fees:33.00 Taxes:5231.06
20070608-0068965

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 Q. 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 70.69 acres in the Turner Farm Property, Phase Three, 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 6 day of June, 2007.

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, Nancy R. Osborne 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 6 day of June, 2007.

Nancy R. Osborne
Notary Public

My Commission Expires: 4-4-09

NANCY R. OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE)

COUNTY OF Marshall)

Personally appeared before me, Nancy R. Osborne, 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 6 day of June, 2007.

Nancy R. Osborne
Notary Public

My Commission Expires: 4-4-09

NANCY R. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE)

COUNTY OF Marshall)

The actual consideration or value (whichever is greater) for this transfer is $1,413,800.00.

Patsy Ann Turner Walker
Affiant

Subscribed and sworn to before me, this 6 day of June, 2007.

Nancy R. Osborne
Notary Public

My Commission Expires: 4-4-09

NANCY R. OSBORNE STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

EXHIBIT A

Legal Description

Turner Farm Property – Phase Three

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 a concrete monument (old) on the northern margin of Old Hickory Boulevard (50' right-of-way) and having a state plane coordinate of North 609,590.4338, East 1,774,470.5179, said concrete monument (old) being the Southwest corner of Common Area Parcel 121 as shown on the Resubdivision of Lots 1 through 8 and Common Area Parcels 120 and 121, Section One, Old Hickory Hills as of record in Instrument Number 20020213-0018960, Register's Office of Davidson County, Tennessee and the Southeast corner of the property herein described; thence, North 80 degrees 38 minutes 26 seconds West, 779.47 feet to an iron rod (old), said iron rod (old) being the southeast corner of the Emma Sanders property, no recorded deed found, and the Southwest corner of the property herein described; thence leaving said northern margin of Old Hickory Boulevard and following the Eastern boundary of said Emma Sanders property North 06 degrees 25 minutes 18 seconds East, 1,373.12 feet to an iron rod (old), said iron rod (old) being the Northeast corner of said Emma Sanders property; thence, leaving said Eastern boundary of the Emma Sanders property and following the Northern boundary of said Emma Sanders property North 82 degrees 07 minutes 20 seconds West, 207.91 feet to an iron rod (old) on the eastern boundary of the Jack I. Pratt, et ux property, as of record in Deed Book 4982, page 693, Register's Office of Davidson County, Tennessee, said iron rod (old) being the Northwest corner of said Emma Sanders property; thence, leaving said Northern boundary of the Emma Sanders property and following said Eastern boundary of the Jack I. Pratt, et ux property and continuing with the Eastern boundary of the Gene H. and Patricia C. Smith property, as of record in Instrument Number 20020827-0103557, Register's Office of Davidson County, Tennessee North 07 degrees 17 minutes 50 seconds East, 1,148.97 feet to an iron rod (old), said iron rod (old) being the Northeast corner of said Gene H. and Patricia C. Smith property and the Southeast corner of the Frank Wilbert, et ux property, as of record in Deed Book 6827, page 308, Register's Office of Davidson County, Tennessee; thence, leaving said Eastern boundary of the Gene H. and Patricia C. Smith property and following the Eastern boundary of said Frank Wilbert, et ux property North 07 degrees 08 minutes 45 seconds East, 256.13 feet to an iron rod (old), said iron rod (old) being the Southern corner of the Turner family cemetery property, as of record in Instrument Number 20051004-0119633, Register's Office of Davidson County, Tennessee; thence leaving said Eastern boundary of the Frank Wilbert, et ux property and following the Eastern boundary of said Turner family cemetery property North 09 degrees 03 minutes 00 seconds East, 160.40 feet to an iron rod (new), said iron rod (new) being the Southwest corner of Phase Two of the Turner Farm Partners, LP property, as of record in Deed Book 10489, page 6023, Register's Office of Davidson County, Tennessee and the Northwest corner of the property herein described; thence leaving said Eastern boundary of the Turner family cemetery property and following the Southern boundary of said Phase Two of the Turner Farm Partners, LP property South 81 degrees 34 minutes 38 seconds East,

1,405.60 feet to an iron rod (new) on the Western boundary of Phase One of the Turner Farm Development, G. P. property, as of record in Instrument Number QC-20051118-0139732, Register's Office of Davidson County, Tennessee, said iron rod (new) being the Southeast corner of said Phase Two of the Turner Farm Partners, LP property and the Northeast corner of the property herein described; thence, leaving said Southern boundary of Phase Two of the Turner Farm Partners, LP property and following said Western boundary of Phase One of the Turner Farm Development, G. P. property South 08 degrees 25 minutes 22 seconds West, 1,095.99 feet to an iron rod (new) on the Northern boundary of Lot 184 as shown on the Final Plat of Old Hickory Hills, Phase Two – Section One, as of record in Instrument Number 20030623-0086188, Register's Office of Davidson County, Tennessee, said iron rod (new) being the Southwest corner of said Phase One of the Turner Farm Development, G. P. property; thence, leaving said Western boundary of Phase One of the Turner Farm Development, G. P. property and following the Northern boundary of said Old Hickory Hills, Phase Two – Section One North 83 degrees 21 minutes 55 seconds West, 397.19 feet to an iron rod (new), said iron rod (new) being the northwest corner of Lot 121 as shown on said Final Plat of Old Hickory Hills, Phase Two – Section One; thence, leaving said Northern boundary of Old Hickory Hills, Phase Two – Section One and following the Western boundary of said Old Hickory Hills, Phase Two – Section One and continuing with the Western boundary of said Resubdivision of Lots 1 thru 8 and Common Area Parcels 120 and 121, Section One, Old Hickory Hills South 06 degrees 46 minutes 07 seconds West, 1,840.63 feet to the point of beginning.

Containing 3,079,356 square feet or 70.69 acres.

Being a portion of the same property conveyed to Turner Farm Partners, L.P., a Tennessee limited partnership, by deed of record in Book 10489, page 623, Register's Office for Davidson County, Tennessee. Pursuant to Certificate of Merger recorded at Instrument No. 19991228030/330, Register's Office for said county, subject property is now vested in Turner Farm Partners, a Tennessee general partnership.

EXHIBIT B

1. 2007 Taxes, a lien, which is not yet due and payable. (P/O # 182/11)

2. Subject to "Roll-back" taxes for the statutory period, which have been expressly assumed by the Grantee, 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. Survey matters subsequent to May 16, 2006, being the date of survey number 652-0106/249-0104, prepared by Q. Scott Pulliam of Wamble & Associates, PLLC.

5. 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.

6. Grant of Transmission Line Easement to United States of America, recorded in Book 4420, page 36.

7. Title to that portion of the insured property within the bounds of any creeks, streams or branches.