Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
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P.O. Box 198985
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Davidson County DEEDWARR
Recvd: 07/27/07 13:28 3 pgs
Fees:18.00 Taxes:1120.93
20070727-0089539

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $302,953.50.

Dr. Roderick V. Frazier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2007.

ANITA H. SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires:
May 24, 2008

Name and Address of New Owner:

Roderick V. and Michele I. Frazier
P.O. Box 589
Goodlettsville, TN 37070

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

Conference Drive
Goodlettsville, TN

Map and Parcel:

P/O 26-152

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), 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,** a Tennessee unincorporated fraternal benefit association, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RODERICK V. FRAZIER AND WIFE, MICHELE I. FRAZIER,** as tenants by the entirety, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Final Plat of Northcreek Commons, Section Thirteen, Lots 17 & 18, of record as Instrument No. 20070628-0077207 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated association, by Special Warranty Deed from North Creek Associates, Ltd., LCC, L.P., a Tennessee limited partnership, of record as Instrument No. 20030819-0120310, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Davidson County and City of Goodlettsville Taxes for 2007 which have been prorated between the parties and which Grantor agrees to pay upon receipt of tax bills.

2. All matters shown on the Final Plat of Northcreek Commons, Section Thirteen, Lots 17 & 18, of record as Instrument No. 20070628-0077207 in the Register's Office for Davidson County, Tennessee.

3. All matters shown on Plan of record in Book 9700, page 32, in the Register's Office for Davidson County, Tennessee.

4. All matters shown on Plan of record as Instrument No. 20020905-0107680, in the Register's Office for Davidson County, Tennessee.

5. All matters shown on the ALTA/ACSM Land Title Survey, North Creek Associates, Ltd., Conference Drive & North Creek Boulevard, dated July 17, 2003, by David A. Johnson, Tenn. R.L.S. No. 1352, Job No. 77-263, and Surveyor's Report dated July 15, 2003.

6. Declaration of Protective Covenants and Owners Association for Northcreek Commons, Goodlettsville, Davidson County, Tennessee, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7118, page 938, as amended in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 183, Instrument No. 20050106-0002035 and Instrument No. 20050113-0004886, in the Register's Office for Davidson County, Tennessee.

7. Easements for slopes and working areas of record as Instrument No. 20001214-0122977, in the Register's Office for Davidson County, Tennessee.

8. Declaration of Easements of record as Instrument No. 20020909-0109280, in the Register's Office for Davidson County, Tennessee.

9. Easement granted to American Telephone and Telegraph Company of record in Book 4151, page 62, in said Register's Office.

10. Charter of the North Creek Commons Owner's Association of record in Book 7250, page 312, in said Register's Office.

11. Final Plat, Northcreek Commons, Section Twelve, Lot Sixteen, of record as Instrument No. 20050217-0018331 in the Register's Office for Davidson County, Tennessee, shows a 60 foot minimum building setback line from Conference Drive, a 30 foot minimum building setback line from the northerly and southerly side lines; a Detention Basin, Utility and Drainage Easement, public utility easement and minimum building setback line from the easterly back line; a 10 foot public utility and drainage easement along both side lines; a 15 foot public utility and drainage easement and an additional 10 foot temporary easement along Conference Drive; location of a proposed 24 inch water line along Conference Drive, a 15 foot public utility and drainage easement along Northcreek Boulevard, and an Owner's Certificate.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, 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 sand assigns, to warrant and forever defend the title to the said land to the 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 26 day of July, 2007.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION, a Tennessee unincorporated fraternal benefit association

BY: _____
Michael G. McConnell, President

STATE OF TN]
COUNTY OF Davidson]

Personally appeared before me, Michael G. McConnell, 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 **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** a Tennessee unincorporated fraternal benefit association, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office the day and year first above written.

ANITA H. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
NOTARY PUBLIC

My commission expires: May 24, 2008

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