WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Charles Rosenberg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MONTGOMERY G. TURNER, SR.	SAME	MAP 33 PARCEL 33
(NAME)	(NAME)	
POBox 150326		
(ADDRESS) 2000 Richard Jones Rd Ste 124	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHARLES ROSENBERG, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONTGOMERY G. TURNER, SR.**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATD HEREIN FOR A COMPLETE LEGAL DESCRIPTION

Being the same property conveyed to Charles Rosenberg and wife, Ellen J. Rosenberg by deed dated 9/30/77 of record in Book 5206, page 719, Register's Office for Davidson County, Tennessee; the said Ellen J. Rosenberg having since died on 12/11/96, the property vests in Charles Rosenberg as surviving tenant by the entirety.

This is commercial property and is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 1213 SOUTH DICKERSON ROAD, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and 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 whomsoever. 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 my hand this 28th day of July, 2010.

Charles Rosenberg
CHARLES ROSENBERG

BILL GARRETT, Davidson County
Trans:T20100046740 DEEDWARR
Recvd: 07/30/10 11:02 3 pgs
Fees:18.00 Taxes:1110.00

20100730-0059785

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, CHARLES ROSENBERG the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2010.

Commission expires: 12-21-2011

Notary Public

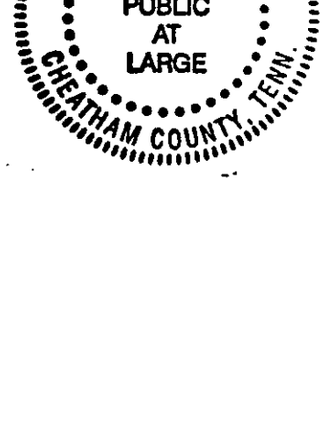


EXHIBIT "A" TO WARRANTY DEED

Legal Description

BEING located in the 10th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the U.S. Highway 41, 31W (State Route 11, Dickerson Pike) and Campbell Road intersection and being a portion of Lot 5 of Eppy Cumming Lands as recorded as Deed Book 58, Page 56 in the Register's Office of Davidson County, Tennessee , and being all of the Charles and Ellen Rosenberg Property as recorded as Deed Book 5206, Page 719 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING a new iron pin monument capped in the northerly right-of-way of U.S. Highway 41, 31W (State Route 11, Dickerson Pike), said monument being a southwesterly corner common to the Eugene Studer and Gerard Studer Property, as recorded in Instrument #20010322-0027852 in the Register's Office of Davidson County, Tennessee;

Thence leaving said Eugene Studer and Gerard Studer Property and continuing along with the northerly right-of-way of U.S. Highway 41, 31W (State Route 11, Dickerson Pike), with a curve turning to the right with an arc length of 446.98', with a radius of 11348.08', with a chord bearing of S 59°18'07" W, with a chord length of 446.95',to a 10" cedar tree with witness monument, said tree being a corner common to the Craig John Kock and Louanne Bakich Kock, Trustee of Craig John Kock Revocable Trust Property as recorded in Instrument #20060308-0027118 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of U.S. Highway 41, 31W (State Route 11, Dickerson Pike), and continuing along with the Craig John Kock and Louanne Bakich Kock, Trustee of Craig John Kock Revocable Trust Property, N 07°07'18" E a distance of 998.32' to a new iron pin monument, said monument being a corner common to the Eugene Studer and Gerard Studer Property;

Thence leaving said Craig John Kock and Louanne Bakich Kock, Trustee of Craig John Kock Revocable Trust Property, and continuing along with the Eugene Studer and Gerard Studer Property the following three calls: S 80°22'17" E a distance of 108.42' to a new iron pin monument;

Thence S 05°41'15" W a distance of 450.46' to an existing 1" iron pipe;

Thence S 33°48'45" E a distance of 356.34' to a new iron pin monument; which is the point of beginning, having an area of 164,229 square feet, 3.77 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated March 12, 2010.