ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Wesley D. Turner, Trustee Gullett, Sanford, Robinson & Martin, PLLC P.O. Box 198888 315 Deaderick Street, Suite 1100 Nashville, Tennessee 37219-8888	13500036600	Same as New Owner

This instrument prepared by: Bradley Arant Boult Cummings LLP (HKI)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **REGIONS BANK,** an Alabama banking corporation, successor by merger to AmSouth Bank ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **WESLEY D. TURNER, TRUSTEE, WITH FULL POWER TO SELL, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY** ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 1827 Murfreesboro Pike, Nashville, Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110006412 DEEDWARRSP
Recvd: 02/01/11 11:30 4 pgs
Fees:23.00 Taxes:925.00
20110201-0008865

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Heather K. Evanson
Affiant

Subscribed and sworn to before me this 31 day of January, 2011.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Sue Arnett
Notary Public
My Commission Expires: 9-9-2014

7/2535113: My Commission Expires SEPT 9, 2014

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, his heirs and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 26th day of January, 2011.

REGIONS BANK,
an Alabama corporation

By: _____
Name: Keith Pressley
Title: Senior Vice President

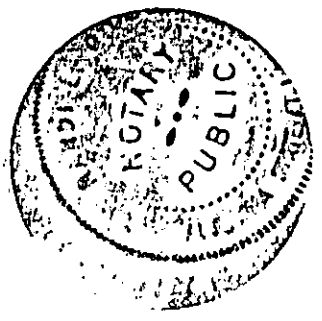
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, Randi L Dicus, of the state and county aforesaid, personally appeared Keith Pressley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Senior Vice President of Regions Bank, the within named bargainor, an Alabama banking corporation, and that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, at office in Birmingham, Alabama, this 26 day of January, 2011.

_____
Notary Public
My Commission Expires: 11/7/2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 7, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



7/2535113.1

EXHIBIT A

Description of the Property

Being a tract of land in Davidson County, lying in the 27th Councilmatic District of Nashville, Tennessee, as recorded in Deed Book 11582, Page 125, Registers Office Davidson County (RODC). Bounded on the Northeast by the Right-of-Way (ROW) of Murfreesboro Pike (ROW varies), bounded on the southeast by the ROW of Harding Place (ROW varies), and bounded on the west by James R. Jones as recorded in Deed Book 10712, Page 251, RODC. Tract being described as follows:

Beginning at a point on the northwestern ROW of said Harding Place, said point being the eastern property line of said James R. Jones property and being the southern most corner of the tract being described; thence with the common line of said James R. Jones property and the tract being described North 07° 27' 58" East 531.70' to a point in the southwestern ROW of said Murfreesboro Pike; thence with the southeastern ROW of Murfreesboro Pike North 46°19'08" East 23.04' to a point; thence with a curve to the right having a radius of 11,483.16', an arc length of 234.27', a central angle of 01° 10'08", and a chord bearing and distance of South 52° 25' 13" East 234.25' to a point on the northwestern ROW of said Harding Place; thence leaving the ROW of Murfreesboro Pike, with the northwestern ROW of Harding Place, with a curve to the right having a radius of 60.00', an arc length of 52.47', a central angle of 50° 06' 11", and a chord bearing and distance of South 05° 49' 12" West 50.81' to a point; thence South 30° 52' 17" West 109.53' to a point; thence South 39° 24' 08" West 330.89' to the true and actual point of beginning and as shown on Final Subdivision Plat of AmSouth Bank Parcel "A" Canter Chase Apartments recorded in Instrument No. 20021119-0142995, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to AmSouth Bank, an Alabama banking corporation, since having merged into Regions Bank effective November 4, 2006, by Special Warranty Deed from Melanie Burress, Executrix of the Estate of Myrtle T. Ezell, A. Edward Turner, Cheryl Lynn Turner Fewell, Jacquelyn Marie Turner Harrell and Melanie Ann Turner Burress, recorded on the 25th day of July, 2002 in Instrument No. 20020725-0089491, in the Register's Office of Davidson County, Tennessee.

Included in the foregoing, but excluded from this description is property conveyed to The State of Tennessee by deed from Regions Bank, an Alabama Corporation, successor by merger to AmSouth Bank, an Alabama Corporation, of record as Instrument No. 20070725-0088252, Register's Office for Davidson County, Tennessee, being described as follows:

Beginning at a point on the existing southwest margin of SR 1, said point being 78.79 feet right of proposed centerline station 333+65.01; thence with said existing margin (1) with a curve right and southeasterly 234 feet more or less (2) with a curve right and southerly 30 feet more or less; thence, with the proposed southwest margin of SR 1 (1) north 50 degrees 43 minutes 14 seconds west 187.65 feet (2) north 63 degrees 57 minutes 05 seconds west 68.01 feet; thence with the east boundary of the James R. Jones et ux property (Tr. 46) north 07 degrees 12 minutes 08 seconds east 8 feet more or less; thence with the existing southeast margin of SR 1 north 46 degrees 03 minutes 19 seconds east 23.04 feet to the point of beginning containing 0.115 acres and being part of the same property conveyed to AmSouth Bank, an Alabama banking corporation by Melanie Burress, Executrix of the Estate of Myrtle J. Ezell, A. Edward Turner, Cheryl Lyn Turner Fewell, Jacquelyn Marie Turner Harrell and Melanie Ann Turner Burress as of record in Instrument No. 20020725-0089491, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.
2. All matters as shown on the Plan of record in Book 6250, page 12, as amended in Book 6647, page 894, Register's Office for Davidson County, Tennessee.
3. All matters as shown on the Plan of record as Instrument No. 2002119-0142995, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreements of record in Book 6254, page 493, and as Instrument No. 20020920-0114949, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance of 8" Sanitary Sewer Lines granted Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services of record in Book 6631, page 92, Register's Office for Davidson County, Tennessee.
6. Slope Easements granted to the State of Tennessee contained in book 8553, page 205, Register's Office for Davidson County, Tennessee.
7. Limitation of access contained in Special Warranty Deed of record as Instrument No. 20070725-0088252, Register's Office for Davidson County, Tennessee, as follows: "Access is controlled from 124.59 feet right of proposed centerline station 333 + 93.71 to 116.49 feet right of proposed centerline station 334 + 28.15."