Book 36

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Armed Services Mutual Benefit Association 1000 Northchase Drive P.O. Box 160384 Nashville, TN 37216	SAME	Map: 33 Parcel: 033

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these present does transfer and convey unto **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind himself, his heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

Grantor further warrants that the above described property is not, nor has it ever been, the principal place of residence of Grantor or any spouse of Grantor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110014803 DEEDWARRSP
Recvd: 03/11/11 14:42 4 pgs
Fees:23.00 Taxes:4423.58
20110311-0019641

WITNESS Grantor's hand, this 11th day of March, 2011.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, MONTGOMERY G. TURNER, SR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2011.

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,195,563.00.

Affiant

Subscribed and sworn before me this 11th day of March, 2011.

NOTARY PUBLIC

My Commission Expires: 1/6/14

BETTIE JANE WINTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

EXHIBIT "A"
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.

Being the same property conveyed to Montgomery G. Turner, Sr. by deed of record in Instrument Number 20100730-0059785, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2011, a lien not yet due and payable.

2. Electrical Permit for detached structures of record in Book 6750, page 258, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8045, page 645, said Register's Office.

4. Memorandum of Lease between Montgomery G. Turner Sr. and Dolgencorp, LLC, of record in Instrument No. 20100820-0065911, said Register's Office.

5. Inspection and maintenance Agreement of Private Stormwater Management Facilities dated August 25, 2010, by and between Montgomery G. Turner, Sr., and the City of Goodlettsville, Tennessee, of record as Instrument No. 20101206-0097012 in said Register's Office.

6. Matters shown on As-Built survey dated February 4, 2011, prepared by Brian M. Reifschneider, RLS #2487, Blue Ridge Surveying, Inc., 231 Witherspoon Avenue, Gallatin, TN 37066.