BILL GARRETT, Davidson County
Trans:T20110044594 DEEDWARRSP
Recvd: 07/22/11 14:25 5 pgs
Fees:28.00 Taxes:1665.00
20110722-0056460

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.:
Montgomery G. Turner, Sr. P.O. Box 150326 Nashville, Tennessee 37215	SAME	Map: 43-9 Parcel: 2

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, **REGIONS BANK, an Alabama corporation (successor-in-interest to Union Planters Bank of Middle Tennessee)** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his 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, his successors and assigns, forever. And Grantor does covenant with the Grantee 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, except for all restrictions, easements and other matters of record. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, his successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 20 day of July, 2011.

REGIONS BANK

By: K B. Pressley

Title: Senior Vice President

STATE OF Alabama)

COUNTY OF Jefferson

Personally appeared before me, Randi L Dicus, a Notary Public, KEITH B PRESSLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed this instrument for the purposes therein contained and who further acknowledged that he/she is the Senior Vice President of REGIONS BANK, an Alabama corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 20 day of July, 2011.

Randi L Dicus

NOTARY PUBLIC

My Commission Expires: 11/7/2012

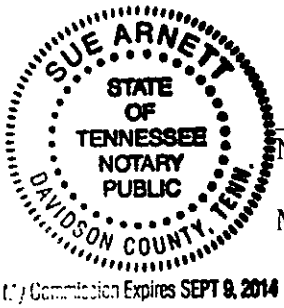
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 7, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $450,000.00.

Affiant

Subscribed and sworn before me this 21 day of July, 2011.



NOTARY PUBLIC

My Commission Expires: 9-9-2014

EXHIBIT "A"
Legal Description

BEING located in the 4th Councilmanic District of Davidson County, Tennessee, being located northwesterly of the U.S. Highway 31E (State Route 6, Gallatin Pike) and State Route 45 (Old Hickory Boulevard) intersection and all of the Union Planters National Bank Property as recorded in Deed Book 8895, Page 331, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being all of Lot 1 of Resubdivision of Lots 6 and 7 and a Part of Lot 5 Williams Subdivision as recorded in Plat Book 9700, Page 177, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing 1" iron pipe monument, said monument being a point in the westerly right-of-way of U.S. Highway 31E (State Route 6, Gallatin Pike) said point also being a southeasterly corner common to the David Booth Property as recorded in Deed Book 7257, Page 627, in the Register's Office of Davidson County, Tennessee;

Thence leaving said David Booth Property and continuing along with the westerly right-of-way of U.S. Highway 31E (State Route 6, Gallatin Pike) S 06°16'14" W a distance of 227.65' to an existing 5/8" iron pin and 3/4" iron pin, said monuments being a northeasterly corner common to the CBC Limited Property as recorded in Deed Book 7101, Page 150, in the Register's Office of Davidson County, Tennessee;

Thence leaving said westerly right-of-way of U.S. Highway 31E (State Route 6, Gallatin Pike) and continuing along with the northerly line of the CBC Limited Property, N 75°33'14" W a distance of 581.18' to an existing 1" iron rod, said monument being a point in the easterly right-of-way of CSX Railroad;

Thence leaving said northerly line of the CBC Limited Property and continuing along with the easterly right-of-way of CSX Railroad the following two calls: N 22°25'56" E a distance of 166.94' to an existing 1/2" iron pin monument;

Thence with a curve turning to the left with an arc length of 158.81', with a radius of 7348.58', with a chord bearing of N 21°48'47" E, with a chord length of 158.81', to an existing 1/2" iron pin monument, said monument being the southwesterly corner common to the Tejal Patel Property as recorded in Instrument #20070702-0079072, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of CSX Railroad and continuing along with the southerly line of the Tejal Patel Property, S 83°35'45" E a distance of 236.34' to a new iron pin monument, said monument being a northwesterly corner common to the David Booth Property;

Thence leaving said southerly line of the Tejal Patel Property and continuing along with the westerly and southerly lines of the David Booth Property the following two calls: S 06°14'29" W a distance of 166.67' to a new iron pin monument;

Thence S 83°28'18" E a distance of 249.83' to an existing 1" iron pipe, which is the point of beginning, having an area of 147,908 square feet, 3.40 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 July 19, 2011.

Being the same property conveyed to Union Planters National Bank, a national banking association by Warranty Deed dated March 15, 1993 from Cumberland Bank, a Tennessee banking corporation, of record in Book 8895, Page 331, Register's Office for Davidson County, Tennessee, and being further conveyed to Union Planters Bank of Middle Tennessee, National Association by Quitclaim Deed dated June 30, 1994 from Union Planters National Bank, a national banking association, of record in Book 9433, Page 429, Register's Office for Davidson County, Tennessee. On January 1, 1998, Union Planters Bank of Middle Tennessee, National Association merged with and into Union Planters Bank, National Association. On June 29, 2005, Union Planters Bank, National Association merged with and into Regions Bank. Both mergers being evidenced within a Secretary Certificate dated August 8, 2007, of record in Instrument No. 20070827-0102698, Register's Office for Davidson County, Tennessee.