BILL GARRETT, Davidson County
Trans:T20110060379 DEEDWARRSP
Recvd: 09/28/11 14:29 7 pgs
Fees:38.00 Taxes:268.25
20110928-0075248

This Instrument Prepared By:
D. Matthew Foster
Harwell Howard Hyne Gabbert & Manner, P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
James R. Jones 9245 Brushboro Dr. Brentwood, TN 37027	Same	Map 135, Parcel 368, Map 135, Parcel 5.00 & Map 135, Parcel 390

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **MELANIE T. BURRESS, A. EDWARD TURNER, JR., CHERYL LYNN TURNER FEWELL, and JACQUELYN MARIE TURNER HARRELL**, the Grantors herein, have bargained and by these presents do transfer and convey unto **JAMES R. JONES**, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE **EXHIBIT "A"** ATTACHED FOR THE LEGAL DESCRIPTION

This is unimproved property located off of Murfreesboro Pike, Davidson County, Tennessee.

Said property is conveyed subject to matters set forth on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS DO further covenant and bind themselves, their heirs and assigns to warrant specially and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantors, but no further or otherwise and subject, however, to the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Rowena Turner, wife of A. Edward Turner, Jr., Richard G. Fewell, husband of Cheryl Lynn Turner Fewell, and Gary Harrell, husband of Jacquelyn Marie Turner Harrell, hereby join in this conveyance solely for the purpose of quitclaiming and conveying, and do hereby quitclaim and convey, unto the Grantee any and all rights, marital or otherwise, they may have in and to the subject property.

WITNESS my hand this 26 day of September, 2011.

Melanie T. Burress
MELANIE T. BURRESS

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Matt Gerth, a Notary Public of said county, Melanie T. Burress, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September, 2011.

Notary Public Matt Gerth

My Commission Expires: Nov. 10, 2014

MATT GERTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

459160-01

WITNESS our hands this 24 day of September, 2011.

A. EDWARD TURNER, JR.

ROWENA TURNER

STATE OF California)
COUNTY OF Santa Clara)

Personally appeared before me, David K.D. Loo, a Notary Public of said county, A. Edward Turner, Jr. and wife, Rowena Turner, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of September, 2011.

Notary Public

My Commission Expires: 12/01/2013

DAVID K D LOO
Commission # 1870266
Notary Public - California
Santa Clara County
My Comm. Expires Dec 1, 2013

WITNESS our hands this ____ day of September, 2011.

Cheryl Lynn Turner Fewell
CHERYL LYNN TURNER FEWELL

Richard G. Fewell
RICHARD G. FEWELL

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, Eli Gould, a Notary Public of said county, Cheryl Lynn Turner Fewell and husband, Richard G. Fewell, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2011.

Eli Gould
Notary Public

My Commission Expires: June 23, 2014

ELI GOULD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 23, 2014

459160-01

WITNESS our hands this 24 day of September, 2011.

Jacquelyn Marie Turner Harrell
JACQUELYN MARIE TURNER HARRELL

Gary Harrell
GARY HARRELL

STATE OF Texas)
COUNTY OF Tarrant)

Personally appeared before me, Rebecca D Lemoine a Notary Public of said county, Jacquelyn Marie Turner Harrell and husband, Gary Harrell, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of September, 2011.

REBECCA D LEMOINE
My Commission Expires
April 21, 2015

Rebecca D Lemoine
Notary Public

My Commission Expires: 4/21/15

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $72,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Dennis S. Knowles
Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 28th day of September, 2011.

Dorothy L. Scurlock
Notary Public
My Commission Expires: 8/17/2015

DOROTHY L. SCURLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

459160-01

EXHIBIT A

Legal Description

Tract 1: Map 135 – Parcel 368

Land in Davidson County, Tennessee, containing 2.35 acres, more or less, and being the Reserved Parcel for the proposed right of way of Harding Place shown on the Plan of Canter Chase Apartments, as of record in Book 6250, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more detailed description of said lot.

Tracts 2 and 3: Map 135, Parcels 5 and 390

Land in the 2nd Civil District of Davidson County, Tennessee, being described according to a survey by Ralph W.E. Lambert, Surveyor, dated September 13, 1967, and more particularly described as follows:

Beginning at an iron pin in the southerly margin of New Murfreesboro Pike, being Campbell's Northeast corner and the Northwest corner of the property herein conveyed; thence with the southerly margin of New Murfreesboro Pike, South 54 deg. 15' East 546.00 feet to an iron pin; thence South 22 deg. 40' west 1,671.3 feet to an iron pin; thence North 87 deg. West 850.0 feet to an iron pin; thence North 10 deg. 30' East 697.5 feet with a fence to a concrete monument; thence North 4 deg. 25' East 366.00 feet with a fence to an iron pin; thence South 86 deg. 15' East 863.0 feet with a fence to an iron pin; thence North 2 deg. 20' East 823.3 feet with a fence to the point of beginning, containing 29.44 acres, more or less.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of Canter Chase Apartments, of record in Book 6250, Page 12, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of Canter Chase Commercial, of record in Book 6900, Page 503, Register's Office for Davidson County, Tennessee.

Included in the above described property but specifically excluded from this conveyance is that portion of the property embraced within the bounds of the right-of-way conveyed to the State of Tennessee by deed of record in Book 8553, Page 212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Melanie T. Burress, A. Edward Turner, Jr., Cheryl Lynn Turner Fewell, and Jacquelyn Marie Turner Harrell, by deeds dated December 15, 2005, of record in Instrument Nos. 20060119-0007400, 20060119-0007401, 20060119-0007402, and 20060119-0007399, in the Register's Office for Davidson County, Tennessee, and re-recorded to add Exhibit A in Instrument Nos. 20060126-0009982, 20060126-0009983, 20060126-0009984 and 20060126-0009985, in said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2011 and subsequent years, not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, Page 565 (Tracts 1 & 2) and Book 8478, page 649 (All Tracts), Register's Office for Davidson County, Tennessee.

3. Deed of Conveyance for water and sewer lines of record in Book 6631, Page 92, Register's Office for Davidson County, Tennessee. (All Tracts)

4. Sign Easement of record in Book 6196, Page 738 in the Register's Office, Davidson County, Tennessee. (Tracts 1 & 2)

5. Restrictive Covenant of record in Book 6482, Page 717, Register's Office for Davidson County, Tennessee. (Tract 3)

6. All matters shown on the Plat of record in Book 6250, Page 12, as amended in Book 6647, Page 894, Register's Office for Davidson County, Tennessee. (Tract 3)

7. Overhead Line Easement of record in Book 6407, Page 894 in the Register's Office, Davidson County, Tennessee. (Tract 3)

8. Easements of record in Book 8553, Page 205 and Book 8553, Page 212 in the Register's Office, Davidson County, Tennessee. (Tract 3)

9. Stormwater Detention Agreement of record in Book 6254, Page 493, Register's Office for Davidson County, Tennessee.

10. Grant of Gas Service Lien or Fuel Line Easement of record in Book 8083, Page 79 in the Register's Office, Davidson County, Tennessee. (Tract 3)

11. Lack of direct access to a public street for ingress and egress. (All Tracts)