BILL GARRETT, Davidson County
Trans:T20120035004 DEEDWARR
Recvd: 05/11/12 12:55 5 pgs
Fees:28.00 Taxes:5772.00
20120511-0041061

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

GENERAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Madmen Partnership c/o Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, TN 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, **MONTGOMERY G. TURNER, SR.** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MADMEN PARTNERSHIP, a Kentucky general partnership** (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, representatives 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, whomever.

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.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 10TH day of May, 2012.

MONTGOMERY G. TURNER, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, BETTIE JANE WINTON, a Notary Public, MONTGOMERY G. TURNER, SR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2012.

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 $1,560,000.00.

Affiant

Subscribed and sworn before me this 9th day of May, 2012.

NOTARY PUBLIC
My Commission Expires: June 29, 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 Montgomery G. Turner, Sr., by deed of record as Instrument No. 20110722-0056460, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3376, Page 542, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement, of record in Book 3339, Page 396, Register's Office for Davidson County, Tennessee.

4. Clearance Permit, of record in Book 986, Page 329, Register's Office for Davidson County, Tennessee.

5. All matters shown on the Plat of record in Book 9700, Page 177, Register's Office for Davidson County, Tennessee.

6. Subject to restrictions and conditions imposed by the Council of the Metropolitan Government of Nashville and Davidson County, under Ordinance No. BL2011-889.

7. Memorandum of Lease dated September 6, 2011, recorded September 15, 2011 as Instrument No. 20110915-0071738 said Register's Office.

8. Subject to Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded as Instrument No. 20110516-0037263, said Register's Office.

9. Subject to Public Drainage Easement for Stormwater Management Detention Pond and Ingress and Egress Agreement for dedication of easement for sanitary sewers and/or storm drainage water mains, pumps and appurtenances recorded as Instrument No. 20110516-0037291 said Register's Office.

10. All matters shown on survey prepared by Ragan Smith Associates, Inc., entitled "Dollar General Corporation for Turner and Associates", dated March 20, 2012.