BILL GARRETT, Davidson County
Trans:T20120067263 DEEDWARR
Recvd: 09/07/12 11:20 5 pgs
Fees:28.00 Taxes:573.50
20120907-0081249

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

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Montgomery G. Turner, Sr. Turner & Associates Realty, Inc. P.O. Box 150326 Nashville, TN 37215	SAME	Map: 96 Parcels: 59 & 60

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, **HERITAGE BANK, a Federally Chartered Savings Bank** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, 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 heirs, 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 those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomever.

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.

WITNESS Grantor's hand, this 29th day of August, 2012.

HERITAGE BANK

By: Amy Futrell

Title: Special Assets Manager

COMMONWEALTH OF KENTUCKY)
COUNTY OF Calloway)

Personally appeared before me, a Notary Public, Amy Futrell, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Special Assets Manager of HERITAGE BANK, a Federally Chartered Savings Bank, and is authorized by the bank to execute this instrument on behalf of the bank.

Witness my hand, at office, this 29th day of August, 2012.

Valerie L Warren
NOTARY PUBLIC

My Commission Expires: 4-24-2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $155,000.00.

Affiant

Subscribed and sworn before me this 30th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 5/5/2015

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Plan of Resubdivision Plat of Lot 2 Revision of Stewartwood, as shown on plat of record in Instrument No. 20010411-0035775, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Heritage Bank in Instrument Number 20110308-0018492, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2012, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record as Instrument No. 20010411-0035775, in the Register's Office of Davidson County, Tennessee.

3. Sanitary Sewer/Storm Drainage Easement(s) of record in Book 8290, Page 936, Book 4772, Page 720 and Instrument No. 20070509-0055520, in the Register's Office of Davidson County, Tennessee.

4. Public Water Easement of record in Instrument Number 20070906-0106767, in the Register's Office of Davidson County, Tennessee.

5. Transmission Line Easement of record in Book 1303, Page 30, in the Register's Office of Davidson County, Tennessee.

6. Reciprocal Parking and Cross Easement of record in Instrument Number 20050601-0061548, record in Instrument Number 20070906-0106767, in the Register's Office of Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in record in Instrument Number 20010306-0021111, Instrument Number 20010802-0082425, Instrument Number 20040720-0086433 and Instrument Number 200705001-0051546, in the Register's Office of Davidson County, Tennessee.