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

SPECIAL LIMITED 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: 91 Parcel: 039

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, **BRUCEWOOD PARTNERS,** a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MONTGOMERY G. TURNER, SR.** (the "Grantee"), his heirs, successors, representatives 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, have 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, representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further.

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:T20140013985 DEEDWARRSP
Recvd: 02/28/14 08:50 5 pgs
Fees:28.00 Taxes:2164.50
20140228-0017209

WITNESS Grantor's hand, this 27th day of February, 2014.

BRUCEWOOD PARTNERS, a Tennessee general partnership

By: _____
Ronald D. Buck

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Ronald D. Buck, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged he is the Managing Partner of BRUCEWOOD PARTNERS, a Tennessee general partnership, and is authorized by the Partnership to execute this instrument on behalf of the Partnership.

Witness my hand, at office, this 27th day of February, 2014.

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $585,000.00.

Affiant

Subscribed and sworn before me this 27th day of February, 2014.

NOTARY PUBLIC

My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires MAY 5, 2015

EXHIBIT "A"
Legal Description

Being a parcel of land in Nashville, Urban Services District, Twentieth Councilman District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Centennial Boulevard, and Fifty-First Avenue North being part of Block "D", all of Lot Nos. 1002, 1004, part of Lot Nos. 1006, 1008, 1010, 1012, 1014, 1016 and 1018 shown on Block 32, portion of Pennsylvania Avenue and Alley No. 1209, part of Lot No. 1001, shown on Block 25, all shown on Plan No. 2, West Nashville, Tennessee, of record in Book 57, Page 172, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin at the point of intersection of the northerly right-of-way line of Centennial Boulevard and the westerly right-of-way of Fifty-First Avenue North;

THENCE, with said northerly right-of-way line N 57°51'22" W, 284.50 feet to an iron pin;

THENCE, leaving said right-of-way line with an easterly line of property conveyed to Armstrong Hardwood Flooring Company, of record in Instrument No. 200007030065570, R.O.D.C., N 06°10'54" W, 330.00 feet to an iron pin;

THENCE, with a southerly line of said Armstrong property S 74°18'34" E, 238.00 feet to an iron pin in the westerly right-of-way line of Fifty-First Avenue North;

THENCE, with said right-of-way line S 06°30'00" E, 417.77 feet to the point of beginning.

Containing 82,858 square feet or 1.90 acres more or less.

Being part of the same property conveyed to Brucewood Partners, a Tennessee general partnership composed of Ronald D. Buck and Kent C. Taylor, of record in Instrument No. 20130204-0011239, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

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