WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 907,532.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holt Valley, LLC	New owner	180-127 & 180-26
(NAME)	(NAME)	
422 1/2 Main Street		AND 172-157
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard A. Nelson and wife, Christine M. Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Holt Valley, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" Attached

98053604 2
IDENTIF. & REFERENCE
99 JAN 12 PM 2:53
REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 6524 Holt Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 7th day of January 19 99

Richard A. Nelson

Christine M. Nelson

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard A. Nelson and wife, Christine M. Nelson

the bargainor s, 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 and official seal at NASHVILLE, Tennessee, this 7th day of January 19 99.

Commission expires May 27, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1943 01/12 0101 03CHECK 3372-87

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey by Harold F. Norris, Surveyor, dated October 4, 1968, and being more particularly described as follows:

TRACT I:
Parcel A:
Tract 18 of the Subdivision of the Marvin Moore Farm, said Tract 18 beginning at a point in the north right-of-way margin of Holt Road, said point being 3,230 feet, more or less, west of Nolensville Road; thence North 1 deg. 25' 0" East 820.0 feet to a point; thence South 89 deg. 57' 13" East, 215.65 feet to a point; thence South 1 deg. 37' 07" West, 450.00 feet to a point; thence South 1 deg. 25' 0" West 375.16 feet to a point in the north margin of Holt Road; thence with the north margin of Holt Road, North 88 deg. 35' 0" West, 214 feet to the point of beginning, and containing four acres, more or less.

Parcel B:
Being part of Tract No. 19 of the Subdivision of the Marvin W. Moore Farm, beginning at the southwesterly corner of Tract No. 18 of the said Marvin W. Moore Farm, said point being 820 feet more or less, from the northerly margin of Holt Road, said Tract No. 18 having been conveyed to Richard Carney Argo, et ux, by deed of record in Book 4423, Page 238, Register's Office for said county; thence northwardly 603.55 feet to a point; thence South 89 deg. 57' 13" East 217.55 feet to a point; thence southwardly 603.60 feet, more or less, to the southeasterly corner of Tract No. 18; thence westwardly 215.65 feet, more or less, to the point of beginning, containing 3 acres more or less.

Parcel C:
Beginning at a point 820 feet from the northerly margin of Holt Road, said point being 2,944.55 feet west of Nolensville Road; thence westwardly 22 feet to a point; thence northwardly 275 feet to a point; thence easterly 65 feet to an iron pin, thence southwardly 245 feet to the point of beginning.

BEING the same property conveyed to Richard A. Nelson and wife, Christine M. Nelson, by Deed from Richard Carney Argo and wife, Martha Alice Argo of record in Book 6441, Page 178 and further by Quitclaim Deeds of record in Book 11120 Page 166, rerecorded in Book 11121, Page 849 and in Book 11120, Page 169 and rerecorded in Book 11121, Page 852, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the Sixth Civil District of Davidson County, Tennessee, and being Tract 1 described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated September 11, 1981, and known as Job No. 81-200 as follows:

Beginning at an iron pin set in a fence line, said point of beginning being the Northeast corner of this tract and also being the Southeast corner of the Stella Mayfield land of record in Deed Book 4110, Page 94, Register's Office for Davidson County, Tennessee; thence with the westerly margin of Nolensville Road South 46 deg. 07' 32" East 50.00 feet to an iron pin; thence leaving the margin of said Road South 65 deg. 19' 44" West 983.16 feet to an iron pin; thence South 40 deg. 00' 33" West 90.39 feet to an iron pin; thence South 14 deg. 22' 35" West 715.45 feet to an iron pin; thence North 87 deg. 34' 25" West 34.00 feet to an iron pin set in a fence line; thence with said fence the following calls: North 02 deg. 25' 35" East 200.00 feet to an iron pin; thence North 02 deg. 21' 20" West 87.10 feet to an iron pin; thence North 05 deg. 14' 54" East 123.81 feet to an iron pin; thence North 00 deg. 37' 08" West 124.92 feet to an iron pin; thence North 02 deg. 32' 08" West 140.75 feet to an iron pin; thence North 06 deg. 57' 01" West 95.69 feet to an iron pin; thence North 12 deg. 03' 42" West 43.84 feet to an iron pin; thence North 00 deg. 43' 20" East 308.97 feet to an iron pin at a fence corner, the south line of the aforesaid Stella Mayfield land; thence with Mayfield's south line and a fence the following calls: North 89 deg. 43' 44" East 296.97 feet to an iron pin thence South 89 deg. 59' 11" East 365.12 feet to an iron pin; thence South 89 deg. 36' 41" East 474.70 feet to the point of beginning, containing 10.02 acres, more or less.

BEING the same property conveyed to Richard A. Nelson and wife, Christine M. Nelson, by Deed from William Ray Anderson and wife, Joanna Lynn Anderson, of record in Book 6603, Page 110 and further by Quitclaim Deeds of record in Book 8519, Page 785 and Book 10538, Page 213, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11294 PAGE 636

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0536042
IDENTIF. ↑ REFERENCE

99 JAN 12 PM 2:53

BILL GARRETT
REGISTER
DAVIDSON COUNTY, TN.

CAMT
907532.50
CON TX 3357.87
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 3372.87
CHECK 3372.87

01/12/99 01 14:54 0001 1943

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411395