Davidson County DEEDWARR
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Fees:23.00 Taxes:10249.00
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THIS INSTRUMENT PREPARED BY CLAUDIA C. BONNYMAN, CLERK AND MASTER, CHANCERY COURT, DAVIDSON COUNTY, TENNESSEE, METRO COURTHOUSE, NASHVILLE, TENNESSEE

Map and Parcel
175-00-0 023.00

THIS INDENTURE, made the 28th day of July, A. D. 2003, between CLAUDIA C. BONNYMAN, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, party of the first part, and JOHN W. HOLDEN, JR., party of the second part,

WITNESSETH, that by order of Chancery Court, in the case of Loretta Bonds, Plaintiff and Nellie Bonds Throneberry, et al, Defendants, Case No. 96-2598-II, and entered in Minute Book 208, Page 67, Bob Parks Auction Company, LLC did on the 17th day of April, 2003, sell at public auction the real estate hereinafter described to JOHN W. HOLDEN, JR. for TWO MILLION SEVEN HUNDRED SEVENTY THOUSAND DOLLARS AND NO CENTS ($2,770,000.00), the consideration having been paid as required by the Court confirming said sale,

NOW, THEREFORE, in order to carry into effect the sale, pursuant to the order, CLAUDIA C. BONNYMAN, as Clerk and Master, does transfer and convey to JOHN W. HOLDEN, JR. and to his heirs and assigns forever said tract or parcel of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows - viz:

FIRST TRACT: Beginning at a hackberry the N.W. corner of Lot No. 2 in the Division of Sarah Wright Lands. Thence E. with Lot No. 2 to its N.E. corner. Thence North 2° East 23 1/5 poles to the center of the N.C. & St. Louis R. Road. Thence N.W. with the said rail road 148 4/5 poles to Thomas Lockhart's S.E. corner. Thence north 88 1/2° West 48 poles to a stone the said Lockhart's S.W. Corner. Thence north 89° west 65.81 poles to a stake. Thence South 27° East 35.50 poles running with a lane between this tract and the George Richards tract of land.

Thence South 18° East 31.50 poles with the lane to a stake thence South 1° West 89 poles to a lane between this land and the Austin lands. Thence East with said lane to two ash trees the South East

corner of said tract. Thence North 46.68 poles to the beginning containing 166 acres and 13 poles more or less.

SECOND TRACT: A tract of land consisting of about 79 acres and 22 poles, more or less, lying North of the said property described in the First Tract and beginning at a stake in the line of said property where it joins the land of C.A. Hall and running thence with the line of the first described tract of land South 85 1/2° East 110.6 poles to a stake in the road; running thence North 25° West 35.3 poles to a stake in the road; running thence North 15 1/2° West 31.7 poles; thence North 1/2° East 79-36 poles to the intersection of fences of James Austin lands; thence North 9.8° West 43 ½ poles to the intersection of fences with the Haunie Lands (formerly Collins lands); thence North 83 3/4° West 34 poles to a stake in the graveyard; thence North 3 1/2° East 147 poles to the beginning.

THIRD TRACT: Lying and being in the 6th Civil District of Davidson County, Tennessee, bounded on the North by the N.C. & St. Louis Railroad; on the East by Austin, on the South by Austin, on the West by the lands of Gamble containing about 3 ½ acres, more or less.

BEING the same property conveyed to William H Bonds, Robert Bonds, and Nellie Bonds Throneberry by deed as of record in Book 4449, page 868, Register's Office for Davidson County, Tennessee. Robert Bonds has since died leaving as his lawful heirs Gary Durand Bonds and Donald McKinnely Bonds. Being the same property Conveyed to Loretta Ann Bonds, by quitclaim deed from Gary Durand Bonds, of record in Deed Book 10757, page 250, of the Register's Office of Davidson County, Tennessee.

THE FOLLOWING IS INCLUDED BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIPTION:

Beginning at an existing iron pin, said pin being South 12 degrees 12 minutes 40 seconds East 625.18 feet from an existing iron pin (the northeastern corner of Lot 4, Plat Book 9700, Page 586, R.O. D.C.) In the southern right-of-way margin of Dana Way, and being the southeastern corner of Lot 4; thence South 09 degrees 49 minutes 27 seconds East 208.29 feet to an existing iron pin, a corner of Loretta Bond (Deed Book 10757, Page 250); thence with the line of Bond South 09 degrees 49 minutes 27 seconds East 346.25 feet to an existing iron pin; and continuing with a line of Bond North 55 degrees 39 minutes 32 seconds West 812.12 feet to an existing iron pin; thence North 07 degrees 45 minutes 21 seconds East 130.63

feet to an existing iron pin; thence South 85 degrees 47 minutes 02 seconds East 15.00 feet to an existing iron pin, a corner Lot 4; thence with the old lot line of Lot 4 South 85 degrees 47 minutes 02 seconds East 544.83 feet to an existing iron pin, the point of beginning containing 4.55 acres "198,022 square feet" more or less, as shown on the plat of survey, by Crawford Land Surveyors, P.C., located at 1929 21st Ave South Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with all the hereditaments and appurtenances thereunto belonging, to JOHN W. HOLDEN, JR. and to his heirs and assigns forever,

IN WITNESS WHEREOF, the said CLAUDIA C. BONNYMAN, Clerk and Master as aforesaid, has hereunto set her hand the date first above written.

Clerk and Master

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Vicki Bailey, a Notary Public in and for said County and State, the within named CLAUDIA C. BONNYMAN, Clerk and Master, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 28TH th day of July, 2003.

NOTARY PUBLIC

My Commission Expires Nov. 27, 2004

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $2,770,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 16th day of September, 2003.

MERRY R. PEACH
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

Merry R. Peach
Notary Public

My Commission Expires: 1-18-05

John W. Holden, Jr.
C/O Mark Pirtle Chevrolet
P.O. Box 9
Shelbyville, TN 37160