File No. 270600458

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/13/07 16:22 5 pgs
Fees:28.00 Taxes:16465.00

20070613-0071105

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: March 20, 2011

(AFFIX SEAL)

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amnon Shreibman, Trustee	Amnon Shreibman, Trustee	175-23
(NAME)	(NAME)	
5130 Murfreesboro Road	5130 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
LaVergne, Tennessee 37086	LaVergne, Tennessee 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **John W. Holden Jr. (having an undivided one-half interest) and Mark A. Pirtle (having an undivided one-half interest)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amnon Shreibman, Trustee**, with full power and authority to sell, convey and/or encumber upon such terms or conditions as he determines, without the approval or joinder of any beneficiary and without obligation of the grantee or mortgagee following or ascertaining the disposition of the proceeds of any consideration, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the Sixth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

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 degrees East 23 1/5 poles to the center of the N.C. & St. Louis Railroad. Thence N.W. with the said rail road 148 4/5 poles to Thomas Lockhart's S.E. corner. Thence north 88 1/2 degrees West 48 poles to a stone the said Lockhart's S.W. corner. Thence north 89 degrees west 65.81 poles to a stake. Thence South 27 degrees East 35.50 poles running with a lane between this tract and the George Richards tract of land.

Thence South 18 degrees East 31.50 poles with the lane to a stake thence South 1 degree 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 degrees East 110.6 poles to a stake in the road; running thence North 25 degrees West 35.3 poles to a stake in the road; running thence North 15 1/2 degrees West 31.7 poles

thence North 1/2 degree East 79-36 poles to the intersection of fences of James Austin lands; thence North 9.8 degrees West 43 1/2 poles to the intersection of fences with the Haunie Lands (formerly Collins lands); thence North 83 3/4 degrees West 34 poles to a stake in the graveyard; thence North 3 1/2 degrees 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 1/2 acres, more or less.

Being the same property conveyed to Mark A. Pirtle and John W. Holden, Jr. from John W. Holden, Jr. by Quitclaim Deed of record in Instrument Number 20040126-0009572, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John W. Holden, Jr. from Claudia C. Bonnyman, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee by order of Chancery Court, in the case of Loretta Bonds, Plaintiff, and Nellie Bonds Throneberry, et al, Defendants, Case No. 96-2598-II, of record in Instrument Number 20030917-0137623, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OR PARCEL OF LAND:

Being a tract of land lying in Nashville, Davidson County, Tennessee, as described in that Boundary Survey of part of Parcel 23, Map 175, by Michael H. Charette, RLS, of Cherry Land Surveying, dated March 14, 2006, revised March 31, 2006, April 7, 2006, June 27, 2006 and August 8, 2006, and being more particularly described as follows:

Beginning at an existing iron rod at the intersection of the westerly right-of-way line of Hobson Pike, 40 feet in width and the southerly charter railroad right-of-way line, 200 feet in width, being the northeast corner of this tract;

Thence leaving the charter railroad right-of-way line with the westerly right-of-way line of Hobson Pike, south 05 degrees 49 minutes 08 seconds West, 197.87 feet to an iron rod set;

Thence leaving the westerly right-of-way line of Hobson Pike with a severence line through the property of John W. Holden, Jr. and Mark A. Pirtle, as of record in deed instrument number 20040126-0009572, at the Register's Office for Davidson County, Tennessee, North 84 degrees 38 minutes 46 seconds West, 2252.75 feet to an iron rod set;

Thence North 05 degrees 21 minutes 14 seconds East, 1747.35 feet to an iron rod set on the said southerly charter railroad right-of-way line;

Thence with the southerly charter railroad right-of-way line, South 50 degrees 08 minutes 39 seconds East, 2735.51 feet to the point of beginning, containing 2,192,449 square feet (50.33 acres more or less).

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by Warranty Deed from John W. Holden, Jr., an undivided one-half interest, and Mark A. Pirtle, an undivided one-half interest, of record in Instrument Number 20060615-0071597, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Easement for a Pipe Line Right-of-Way granted to Colonial Pipeline Company, a Delaware corporation, of record in Book 3578, page 489, as supplemented in that Right-of-Way Agreement of record in Book 4577, page 541; Perpetual easement for highway purposes of record in Book 4088, page 645; Agreement for Dedication of Sanitary Sewers and/or Storm Drainage of record in Book 7529, page 937 and Book 7529, page 983; Access and Utility Easement and Agreement of record in Instrument No. 20060615-0071598; Tennessee Valley Authority power transmission easements pursuant to that Declaration of Taking of record in Book 4423, page 832 and Judgment of record in Book 4657, page 498; all of the Register's Office for Davidson County, Tennessee.

Kay Holden, spouse of John W. Holden, Jr., joins in this conveyance to convey any marital interest she may have in subject property.

Anita Pirtle, spouse of Mark A. Pirtle, joins in this conveyance to convey any marital interest she may have in subject property.

unimproved ☒

This is improved ☐ property, known as 12814 Old Hickory Blvd., Antioch, TN

(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 my/our hands this 12th day of June, 2007.

John W. Holden, Jr.

BY: Mark A. Pirtle, Attorney in Fact

Kay Holden

BY: Mark A. Pirtle, Attorney in Fact

Mark A. Pirtle

Anita Pirtle

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 12th day of June, 2007 before me personally appeared Mark A. Pirtle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for John W. Holden, Jr. and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in Instrument No. 20070611-0069836, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 12th day of June, 2007.

Lynn F. Vaught
Notary Public

My Commission Expires: 3-20-2011

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 12th day of June, 2007 before me personally appeared Mark A. Pirtle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Kay Holden and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument No. 20070613 0071104, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 12th day of June, 2007.

Lynn F. Vaught
Notary Public

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 3-20-2011

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

On this the 12th day of June, 2007 before me personally appeared Mark A. Pirtle and Anita Pirtle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 12th day of June, 2007.

Lynn F. Vaught
Notary Public

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 3-20-2011

File Number: 270600458

RETURN TO:
Hollins & Associates, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

STATE OF TENNESSEE)
:ss
COUNTY OF Rutherford)

The consideration for this transfer is none.

AFFIANT

Sworn to and subscribed before me this 12th day of June, 2007.

My Commission Expires: 3-20-2011

NOTARY PUBLIC

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY