Davidson County DEEDWARR
Recvd: 08/30/07 15:28 5 pgs
Fees:28.00 Taxes:5254.00

20070830-0104623

Prepared By:
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NEAL & HARWELL, PLC
150 Fourth Avenue, North
Suite 2000
Nashville, Tennessee 37219
(615) 244-1713

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Harding Auto Inc. 4512 Nolensville Road Nashville, TN 37211	SAME	147-7-219 New Map and Parcel for 2007 147-11-143

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTOR HOPE CAPITAL, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **HARDING AUTO INC.**, a Tennessee corporation, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT A

This is improved property known as 4512 Nolensville Road, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE ATTACHED EXHIBIT B

GRANTOR further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the

lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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 our hands this 30 day of August, 2007.

VICTOR HOPE CAPITAL, LLC

BY: _____
Farsheed Ferdowsi, Member

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, **FARSHEED FERDOWSI**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of **VICTOR HOPE CAPITAL, LLC**, the bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Member.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30th day of August, 2007.

GINA M. REEVES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-30-08

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $1,420,000.00.

Affiant

Sworn to and subscribed before me this 30th day of August, 2007.

Notary Public

My Commission Expires: 5-30-08

GINGER M. REEVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

LEGAL DESCRIPTION

Being a certain parcel of land located in the 30th Councilmanic District of Nashville-Davidson County, Tennessee; and being further described as follows:

Beginning at an old railroad spike situated in the northerly margin of Nolensvile Pike; said spike also being the southeast corner of the Lake Providence Missionary Baptist Church property as recorded in Book 5727, page 19, RODC, Tn;

Thence, leaving the margin of Nolensville Pike and along the easterly boundary line of the Lake Providence Missionary Baptit Church property, N 68 deg. 24' 54" E 103.52' to an old railroad spike;

Thence N 63 deg. 32' 31" E – 109.71' to an old railroad spike;

Thence N 89 deg. 46' 17" E – 270.26' to an iron rod; said iron rod being located in the southerly boundary line of the Johnny & Lois Wedderburn property as recorded by Inst. #20051160138646, RODC, TN; said iron road also being the northeast corner of the Henry Chester Maxwell, etal property as recorded by Inst. #20011010011044l, RODC, Tn;

Thence, leaving the said Wedderburn property and along the easterly boundary line of Maxwell S 04 deg. 38' 52" E – 138.78' to an iron rod;

Thence, S 62 deg. 16' 30" W – 91.02' to a point; said point being located in the northerly boundary line of the Wayne Oldham's Nolensvile Pike Development as recorded in Book 5210, page 351, RODC, Tn;

Thence, leaving the said Maxwell property and along the boundary line of a parcel of land conveyed to Wayne Oldham's Nolensville Pike Development by the Lake Providence Missionary Baptist Church property as recorded as Instrument No. _____, RODC, Tn. N 59 deg. 24' 42" W – 29.84' to a point;

Thence, S 48 deg. 11' 23" W – 28.19' to a point;

Thence, S 47 deg. 02' 28" W – 37.40' to a point;

Thence, S 35 deg. 32' 26" W – 13.33' to a point;

Thence, S 60 deg. 12' 56" W – 66.87' to a point;

Thence, S 62 deg. 23' 04" W – 61.17" to an old iron rod; said iron rod being situated in the aforesaid northerly margin of Nolensville Pike;

Thence, along the said margin of Nolensville Pike and with a curve to the right having a radius of 1280.62' and arc length of (Chord = N 46 deg. 00' 09" W – 279.34') 279.17' to the Point of Beginning.

Containing 1.94 Acres (84,500 square feet).

Being the same property conveyed to Victor Hope Capital, LLC at Instrument No. 20061222-0158541, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

Taxes for the year 2007, a lien, which are not yet due and payable, Tax Parcel No. 147-11-143.

Easement(s) to State of Tennessee Department of Highways, as set forth in Instrument recorded in Book 4101, page 34.

Unrecorded leases with Harding Auto Inc. and Lorena's Beauty Salon.