This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

ADDRESS NEW OWNER:
Donald W. Choate, et al
8163 Old Charlotte Pike
Nashville, TN 37209

BILL GARRETT, Davidson County
Trans:T20100044768 DEEDWARRSP
Recvd: 07/22/10 08:20 4 pgs
Fees:23.00 Taxes:196.10
20100722-0057178

SEND TAX BILL:
Donald W. Choate, et al
8163 Old Charlotte Pike
Nashville, TN 37209

MAP AND PARCEL:
10000000900 and
10000003800

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 53,000.00.

Donald W. Choate
AFFIANT

Subscribed and sworn to before me this 20th day of July, 2010.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Peggy D. Mathes, Administrator of the Estate of Floy Elizabeth Hughes** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-775, has this day bargained and sold, and do hereby transfer and convey unto **Donald W. Choate and wife, Emily S. Choate, an one-half (½) undivided interest and Henry E. Bennett, an one-half (½) undivided interest**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 8050 and 8056 Old Pond Creek Road, Pegram, TN 37143 .

And now **Peggy D. Mathes, Administrator of the Estate of Floy Elizabeth Hughes,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Donald W. Choate and wife, Emily S. Choate, an one-half (½) undivided interest and Henry E. Bennett, an one-half (½) undivided interest**, their heirs and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 20th day of July, 2010.

Estate of Floy Elizabeth Hughes
By: Peggy D Mathes, Adm
Peggy D. Mathes, Administrator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Peggy D. Mathes,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as **Administrator of the Estate of Floy Elizabeth Hughes** , pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-775 the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 20th day of July, 2010.

NOTARY PUBLIC

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My Commission Expires: 10/22/11

File No.: 2010-070

EXHIBIT A

Land in the 8th Civil District of Davidson County, Tennessee, about ½ mile north of Old Charlotte Pike on Sullivan's Ridge; and being a northeast portion of a 177.91 acre tract now owned by H. A. Bennett and wife, Minnie Catherine Bennett, of record in Book 1454, page 608, R.O.D.C., Tennessee, and according to a survey made November 20, 1953, by S. H. Hutchison, the conveyed land is more fully described as follows:

Beginning at a stake in an easterly line of H. O. Sadler's 33 acre tract; thence S 41 deg. 30' east crossing the orchard road at 2.2 poles, in all 3.9 poles to a w. oak in a fence; thence with said fence the following calls: N 88 deg. East 9 poles to a stake; S 78 deg. East 14 poles to stake, poplar and gum pointers; S 66 deg. 30' East 9 poles to stake, hickory pointer; S 75 deg. 3ast 6 poles to stake, locus pointer; S 83 deg. East 12.5 poles to stake; N 84 deg. East 4 poles to stake; N 76 deg. East 40.4 poles to stake, red bud, sassafras and black walnut pointer; N 8 deg. West 14.5 poles to red oak stump, dogwood pointer; N 64 deg. 30' East 15 poles to white oak; N 70 deg. East 18.6 poles to red oak, with locus pointer; N 64 deg. 30' East 3 poles to hickory, with hickory pointer; S 89 deg. 30' East 7.2 poles to a stake in the west line of the old Ragan farm, now owned by James Buttrey; thence, with his west line N 2 deg. 30' East 24 poles to a stake in said line, Burl Johnson's southweast corner; thence with Burl Johnson's south line N 86 deg. 30' West 110 poles to a hickory and stone pile, the northeast corner of H. C. Sadler's 33 acre tract; thence with the easterly line of same the following calls: S 7 deg. 30' West 26 poles to an iron stake; S 45 deg. West 29 poles to hickory S 30 deg. West 17.25 poles to iron stake; S 59 deg. West 3.5 poles to point of beginning, containing 42.75 acres, more or less. This survey includes and excludes a 15 foot road along the southern margin of this tract as indicated on plat, to go to and from remainder of the woods land still owned by H. A. Bennett, know as the Orchard Road.

Being the same property conveyed to Roy J. Hughes and wife, Floy Elizabeth Hughes by deed from H. A. Bennett and wife, of record in Book 2293, page 35, Register's Office for Davidson County, Tennessee, and including property thereafter conveyed from Roy J. Hughes and wife, Floy Elizabeth Hughes to Raymond R. Holt and wife, Joyce D. Holt of record in Book 4816, page 475, R.O.D.C., Tennessee, thereafter conveyed from Raymond R. Holt and wife, Joyce D. Holt back to Roy J. Hughes and wife, Floy Elizabeth Hughes of record in Book 6505, page 432, R.O.D.C., Tennessee and further conveyed to Floy Elizabeth Hughes by Quitclaim Deed form Roy James Hughes, pursuant to the Divorce Decree Docket No. 86-D-1279, Circuit Court for Davidson County, Tennessee, of record in Book 6872, page 492, said Register's Office.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM is the following described property conveyed to James E. Rush and wife, Janie Rush by Quitclaim Deed from Floy Elizabeth Hughes of record in Book 11170, page 233, Register's Office for Davidson County, Tennessee, to wit:

Land lying and being in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 24 inch white oak at the southwest corner of the Floy Elizabeth Hughes property of record in Book 6872, page 492, R.O.D.C., Tennessee, and being a part of the same property

conveyed from Raymond R. Holt and wife, Joyce D. Holt to Roy J. Hughes and wife, Floy Elizabeth Hughes of record in Book 6505, page 432, R.O.D.C., Tennessee, and being a common corner with Edith M. Hill property; thence with the common line of Hill herein described tract, N 41 deg. 30' west, 64.35 feet to an iron pin; thence N 59 deg. 00' east 57.75 feet to an iron stake; thence N 30 deg. 00' east, 284.62 feet to a 24 inch hickory; thence N 45 deg. 00' east 478.50 feet to an iron pin; thence with new lines due east, 200.00 feet to an iron pin; thence due south, 312.0 feet to a point in the south boundary line of the Hughes property of record in the aforesaid Book 6505, page 432, R.O.D.C., Tennessee; thence with the deed calls of said property N 86 deg. 45' west, 38.0 feet to an ash tree corner ;thence N 87 deg. 30' west, 67 feet to an ash tree corner; thence S 69 deg. 25' west, 91 feet to a maple tree corner ;thence S 49 deg. 30' West, 94 feet to a maple tree corner; thence S 33 deg.; 30' west 143 feet to a dogwood tree corner; thence S 35 deg. 00' west 163 feet to an iron pin at power pole on the north edge of a 15 foot roadway known as Orchard Road; thence S 17 deg. 15' west, 37.0 feet to an iron pin set in fence line on the south side of said road; thence N 78 deg. 00' west, 96.5 feet to a point; thence still with fence, N 88 deg. 00' east, 148.5 feet to a 24 inch white oak on the south side of said road, being the point of beginning, containing 5.09 acres, more or less.

Floy Elizabeth Hughes having since died on April 7, 2009, The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 09P-775, appointed Peggy D. Mathes as Administrator for the Estate of Floy Elizabeth Hughes. The court declared her estate insolvent and brought the property into her estate to be sold at public auction to the highest bidder.

Subject to taxes for 2010 and subsequent years, which are a lien not yet payable. Right-of-way-of-way of Orchard Road as set out in Book 6872, page 492, and Book 11170, page 233, said Register's Office .Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.
This property is being sold as is.