File 134
248

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

ADDRESS NEW OWNER:
Skyline Commercial Properties
P.O. Box 78187
Nashville, TN 37207

SEND TAX BILL:
Skyline Commercial Properties
P.O. Box 78187
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20100052418 DEEDWARRSP
Recvd: 08/24/10 08:51 3 pgs
Fees:18.00 Taxes:288.60
20100824-0066756

MAP AND PARCEL:
05000007300

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00

AFFIANT

Subscribed and sworn to before me this 20th day of August, 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 Horace B. Goodrich (a/k/a Horace Brown Goodrich),** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1674, has this day bargained and sold, and do hereby transfer and convey unto **Skyline Commercial Properties, a general partnership composed Steve Denny, Terry Denny and Scotty Chambliss**, their successors, 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 unimproved property known 927 Old Due West Avenue, Madison, TN 37115 .

And now **Peggy D. Mathes, Administrator of the Estate of Horace B. Goodrich,**. 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 **Skyline Commercial Properties, a general partnership composed Steve Denny, Terry Denny and Scotty Chambliss**, their successors, ,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 August, 2010.

Estate of Horace B. Goodrich
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 Horace B. Goodrich,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1674, 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 August, 2010.

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

Ann B Waddell
NOTARY PUBLIC

My Commission Expires: 10/22/11

EXHIBIT A

Land situated in the Fourth Council District of Nashville, Davidson County, Tennessee, lying on the north side of Old Due West Avenue (50')and being more particularly described as follows:

Beginning at an existing iron pin in the northerly margin of Old Due West Avenue being the southeast corner of the herein described property and the southwest corner of John Sherrod, of record in Instrument Number 20010608006540, Register's Office for Davidson County;
Thence, along said northerly margin the following five (5) calls: South 88°21'05" West, a distance of 491.59 feet to the beginning of a curve tangent to said line;
Thence, westerly a distance of 154.34 feet along the curve concave to the south,
having a radius of 1200.00 feet and a central angle of 7°22'09" to a point of reverse curvature;
Thence, westerly a distance of 191.21 feet along the arc of said curve concave to the north having a radius of 300.00 feet and a central angle of 36°31'03";
Thence, North 62°30'00" West tangent to said curve, a distance of 265.74 feet to the beginning of a curve tangent to said line;
Thence, westerly a distance of 158.44 feet along the curve concave to the south, having a radius of 725.00 feet and a central angle of 12°31'16";
Thence, leaving said margin and with Davidson Farmers Cooperative of record in Book 9478, page 852, R.O.D.C., and then with Charles and Velma Hoover of record in Book 7693, page 25, R.O.D.C. North 07°05'54" West, a distance of 277.90 feet;
Thence, North 05°40'52" West, a distance of 673.01 feet;
Thence, with the line of Gibbs of record in Book 11199, page 84, R.O.D.C., South 84°11'14" East, a distance of 758.00 feet to an existing iron pin;
Thence, with The Children of God Opening Doors of record in Instrument Number 200303240038929, R.O.D.C., the next two (2) calls:South 06°57'49" West, a distance of 378.15 feet to a PK Nail;
Thence, South 84°31'34" East, a distance of 678.21 feet to an existing iron pin;
Thence, with Sherrod South 06°25'59" West, a distance of 614.22 feet to the Point of Beginning;
Containing 1,103,639 square feet or 25.33 acres, more or less.

Being part of the same property conveyed to Horace B. Goodrich in Book 7454, page 103, R.O.D.C.

Being part of the same property conveyed to William Goodrich and wife, Iza Goodrich by deed from Mary E. Ridley, C. M. Primm and Rachel Primm of record in Book 329, page 616, Register's Office for Davidson County, Tennessee. William Goodrich, a/k/a Will Goodrich and Iza Goodrich having since died leaving their property to Horace Brown Goodrich, three-fourths (3/4) interest, and Almattie Goodrich Settle, one fourth (1/4) interest, by their Last Wills and Testament of record in Probated Court Clerks Office for Davidson County, Tennessee. Almattie Goodrich Settle conveyed her interest to Horace Brown Goodrich by Deed of record in Book 7454, page 103, Register's Office for Davidson County, Tennessee. Horace Brown Goodrich having since died 9/16/02. Guinn Burch Goodrich, Horace B. Goodrich's brother and heir, disclaimed his interest in Horace B. Goodrich's Estate by instrument of record in Instr. No. 20021120-0144162 and Mai Pickett, an heir, disclaimed her interest in Horace B. Goodrich's Estate by instrument of record in Instr. No. 20040831-0105184, said Register's Office. Horace B. Goodrich's estate was declared insolvent by The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1674. and pursuant to court order ,the property to be brought into the estate and to be sold at public auction by Peggy D. Mathes, Administrator to the Estate of Horace B. Goodrich.

This conveyance is subject to 2010 taxes, prorated and assumed by the Grantee(s); Subject to "roll back taxes" for the statutory period if the land is conyerted to a use other than those stipulated in the provision of T.C.A. 67-654 thru 67-656 and any lien which may arise from the re-classification of said property as a result of "Roll Back Taxes and/or Greenbelt Taxes" set forth and defined by 67-5-1001, Tennessee Code Annotated and as amended by Public Chapter 279 of the Public Acts of 1987 by venture of an instrument of record in Instr. No. 20060719-0087191, said Register's Office.