File
Box 24B

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 08:52 4 pgs
Fees:23.00 Taxes:303.40
20100824-0066757

MAP AND PARCEL:
05000007400
05100002000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 82,000.00

Scotty Chambliss
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 10/22/11

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

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 and 915 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.

NOTARY PUBLIC

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

My Commission Expires: 10/22/11

File No.: 2010-105

EXHIBIT A

Land situated in the Fourth Councilmatic District of Nashville, Davidson County, Tennessee, lying south of Old Due West Avenue and east of Dickerson Pike and being more particularly described as follows:

Beginning at an existing iron pin at the intersection of the easterly margin of Dickerson Pike (38' from the centerline of the pavement) and the southerly margin of Old Due West Avenue (50'right of way)
Thence, South 75°06'44" East, a distance of 409.08 feet to the beginning of a curve to the right;
Thence, along said curve, concave to the south, having a radius of 675.00 feet and a central angle of 12°34'59"; having a chord bearing and distance of South 68°49'15" East 147.94 feet and an arc distance of 148.24 feet;
Thence, South 62°31'44" East 265.74 feet to the beginning of a curve to the left;
Thence, southeasterly a distance of 223.08 feet along the curve concave to the north, having a radius of 350.00 feet and a central angle of 36°31'06", a chord bearing and distance of South 80°47'15" East a distance of 219.32 feet to a point of reverse curvature;
Thence, easterly distance of 147.91 feet along the arc of said curve concave to the south having a radius of 1150.00 feet and a central angle of 7°22'09" and having a chord bearing and distance of North 84°38'16" East a distance of 147.81 feet;
Thence, North 88°19'21" East, a distance of 131.80 feet;
Thence, North 88°57'21" East, a distance of 280.52 feet;
Thence, North 88°08'52" East, a distance of 69.81 feet;
Thence, leaving the margin of Old Due West Avenue and with the line of Skyline Commercial Properties, LLC of record in Instrument Number 20041117013822, R.O.D.C. for the next three calls: South 08°24'44" West, a distance of 302.71 feet to an iron pin set;
Thence, South 11°29'06" West, a distance of 111.46 feet to an iron pin set;
Thence, South 07°30'36" West, a distance of 164.88 feet to an existing iron pin;
Thence, with HTI Memorial Hospital Corporation of record in Instrument Number 200812300123555, R.O.D.C., the next two calls: South 06°34'06" West, a distance of 622.16 feet;
Thence, North 82°21'35" West, a distance of 670.48 feet to an existing iron pin;
Thence, with Skyline Commercial Properties, of record in Instrument Number 20041117-013822, R.O.D.C., North 10°34'31" East, a distance of 80.56 feet to a fence post near the corner of cemetery;
Thence, along or near the easterly line of a cemetery North 07°10'47" East, a distance of 82.33 feet to a fence post;
Thence, with Skyline Commercial Properties, LLC for the next two calls: North 06°50'44" East, a distance of 723.87 feet to an existing iron pin;
Thence, North 60°23'41" West, a distance of 1037.83 feet to the Point of Beginning. Containing 866,000 square feet or 19.88 acres more or less.

continued...

Being the same property conveyed to Horace B. Goodrich by deed form Elsie Snell of record in Book 4235, page 372, Register's Office for Davidson County, Tennessee. **AND** 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. **AND** by quiet title pursuant to the order of The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 02P-1674, of record in Instr. No20100819-0065764, said Register's Office.

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 converted 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. 200607190087190 and Instr. No. 20091022-0097529, said Register's Office. Subject to ingress and egress to a cemetery located on the westerly property line.