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

ADDRESS NEW OWNER:
Donald B. Van Ryen
9127 Highway 100
Nashville, TN 37221

BILL GARRETT, Davidson County
Trans:T20120064681 DEEDWARRSP
Recvd: 08/29/12 09:54 4 pgs
Fees:23.00 Taxes:253.45
20120829-0077870

SEND TAX BILL:
Donald B. Van Ryen
9127 Highway 100
Nashville, TN 37221

MAP AND PARCEL:
16800000800 and 16800023200

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 68,500.00

Donald B Van Ryen
AFFIANT

Subscribed and sworn to before me this 28th day of August, 2012.

NOTARY PUBLIC

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

My Commission Expires: 10/5/15

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 William C. Presley,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-401, has this day bargained and sold, and do hereby transfer and convey **Donald B. Van Ryen and wife, Cynthia K. Van Ryen**, 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 0 & 8540 Old Harding Pike, Nashville, TN 37221.

Property is sold as is.

And now **Peggy D. Mathes, Administrator of the Estate of William C. Presley,**. 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 B. Van Ryen and wife, Cynthia K. Van Ryen**, 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 28th day of August, 2012.

Estate of William C. Presley

By: Peggy D Mathes, Admr

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 William C. Presley,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-401 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 28th day of August, 2012.

ABWaddell

NOTARY PUBLIC

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

My Commission Expires: 10/5/15

File No.: 2012-106

EXHIBIT A

TRACT NO. I: Map 168, Parcel 8

Certain real property situated in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a new iron pin, the western margin of Old Harding Pike (being 25 feet from the centerline), in the northwest margin of Highway 100 (being 40 feet from the centerline), the northeast corner of the Robert E. Lee property of record in Instr. No. 20070305-0026494, R.O.D.C.T., the southeast corner of this tract, thence along the line with Lee, South 83 deg. 19' 04" West, 283.26 feet to an iron fence post, thence continuing along the line with Lee, South 11 deg. 29' 45" East 81.56 feet to an old iron pin, the northeast corner of the Cliff E. Reliford property of record in Instr. No. 20060628-0077309, R.O.D.C.T., thence along the line with Cliff E. Reliford, South 76 deg. 27' 41" West passing the northeast corner of the John J. Rohtert property of record in Instr. .No. 20100517-0037751, R.O.D.C.T., 316.75 feet in all to an old iron pin, thence continuing along the line of John J. Rohtert, South 03 deg. 26' 43" East 54.99 feet to an old iron pin, thence continuing along the line with John J. Rohtert, South 86 deg. 31' 01" West, 55.68 feet to an old iron pin, the most west-southwest corner of the Larry T. Allison property of record in Book 6333, page 869, R.O.D.C.T., thence along the line with Larry T. Allison, North 03 deg. 02' 17" West, 98.75 feet to an old iron pin, thence continuing along the line with Larry T. Allison, North 02 deg. 49' 05" West, 120.18 feet to an iron fence post, thence continuing along the line with Larry T. Allison, North 84 deg. 44' 45" East, 48.05 feet to an old iron pin, thence continuing along the line with Larry T. Allison, North 81 deg. 46' 58" East, 82.00 feet to an old iron pin, thence continuing along the line with Larry T. Allison, North 74 deg 30' 29" East, 78.08 feet to an old iron pin, thence continuing along the line with Larry T. Allison, North 06 deg. 57' 19" West, 182.46 feet to an old iron pin, the southwest corner of the Stacie A. Moore property of record in Instr. No. 20070130-0012406, R.O.D.C.T., thence along the line with Stacie A. Moore, North 80 deg. 38' 07" East, 375.27 feet to a new iron pin, in the western margin of Old Harding Pike (being 25 feet from the centerline), thence along the western margin of Old Harding Pike (parallel and 25 feet from the centerline), South 18 deg. 24' 27" East, 266.10 feet to the beginning, containing 3.491 acres, more or less, as surveyed by Burns Land Surveying under Tennessee License No. 1053, dated 8/8/12.

TRACT NO. II: Map 168, Parcel 232

Certain real property situated in the 9th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Beginning at a new iron pin, in the northwest margin of Highway 100 (being 40 feet from the centerline), in the eastern margin of Old Harding Pike (being 25 feet from the centerline), the southwest corner of this tract, thence along the eastern margin of Old Harding Pike (parallel and 25 feet from the centerline), North 18 deg. 46' 12" West, 89.32 feet to a new iron pin, in the western line of the Clearwater Beach Resorts Inc. property of record in Instr. No. 2000104-0000955, R.O.D.C.T., thence along the line with Clearwater Beach Resorts Inc. South 33 deg. 33' 55" East, 76.88 feet to the center of an old bridge, in the northwest margin of Highway 100 (being 40 feet from the centerline), thence along the northwest margin of Old Harding Pike (parallel and 40 feet from the centerline), South 33 deg. 52' 07" West, 24.70 feet to the beginning, containing 877 square feet or 0.020 acres, more or less, , as surveyed by Burns Land Surveying under Tennessee License No. 1053, dated 8/8/12.

Being the same property conveyed to William C. Presley and wife, Barbara Ann Presley by deed from Dave Freeling Archey, Jr., Vernon Eugene Archey, Ray Archey, Milton Archey, Daniel Wayne Archey, Dorothy Dean Oliphant, Betty Jane Burnett, Jettye Mae Patterson, and Barbara Ann Presley of record in Book 7697, page 463, Register's Office for Davidson County, Tennessee. William C. Presley having since died on January 25, 2011, intestate. The Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 11P-401 having declared William C. Presley Estate insolvent and appointed Peggy D. Mathes as Administrator to the Estate of William C. Presley. It was further ordered that this property be brought into the Estate and sold at public auction.

File No.: 2012-106

EXHIBIT B

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantees; Subject to the right-of-way of Old Harding Pike and Highway 100, public roadways. Subject to Sewer Disposal easement as set out in Book 6633, page 392; to Public Utilities easement as set out in Instr. No. 20040823-0101634, said Register's Office.
Subject to all matters as set out on the prepared by William M. Burns, RLS TN No. 1053, dated 8/8/12; Subject to the rights and claims of parties in possession.
This property is being sold as is.