WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
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STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $291,402.00*.

Affiant

Sworn to and subscribed before me on this the 15 day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-26-17

MORTGAGEE:

BILL GARRETT, Davidson County
Trans:T20130061456 DEEDWARR
Recvd: 07/18/13 15:00 7 pgs
Fees:38.00 Taxes:1078.19
20130718-0074586

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Thomas E. Nolen	Same as Owner	063 0 00 0 022.00 P/O

25 Kennett Court

Old Hickory, TN 37138

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WILLIAM T. BECK, Administrator of the Estate of Mary Gardner Beck, WILLIAM T. BECK, individually and as heir of Mary Gardner Beck, deceased; ROBERT J. BECK, Individually and as heir of Mary Gardner Beck, deceased; and JOE BECK, individually and as heir of Mary Gardner Beck, deceased**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **THOMAS E. NOLEN and wife, ROBBIN C. NOLEN**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in Davidson County, Tennessee, on the west side of Neely's Bend Road, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

TRACT #6 - BEING located in Davidson County, Tennessee, on the west side of Neely's Bend Road, and more particularly described as follows:

BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the easternmost northeast corner of this tract and the southeast corner of Tract #5 of the Beck Farm (5.02 acres as per survey of same date), also being 969.75 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 degrees 17 minutes 01 second East 90.86 feet to an iron rod in said margin; thence leaving road with line of Tract #7 of the Beck Farm (21.00 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 919.33 feet to an iron rod; thence South 77 degrees 06 minutes 16 seconds West 317.36 feet to an iron rod; thence with line of a cemetery South 69 degrees 27 minutes 22 seconds West 81.44 feet to an iron rod; thence South 08 degrees 42 minutes 14 seconds East 67.93 feet to an iron rod; thence continuing with line of said Tract #7 South 50 degrees 23 minutes 07 seconds West 303.06 feet to a point in branch (passing an iron rod at 293.06 feet); thence South 81 degrees 16 minutes 01 second West 1200.09 feet to a point on the east bank of the Cumberland River (passing an iron rod at 1150.09 feet); thence with the east bank of the Cumberland River for the next three (3) calls: North 05 degrees 18 minutes 04 seconds West 76.32 feet; thence North 08 degrees 36 minutes 52 seconds West 311.38 feet; thence North 00 degrees 25 minutes 32 seconds West 100.00 feet to a point on said bank; thence leaving the bank of Cumberland River with line Tract #4 of the Beck Farm (15.04 acres as per survey of same date) North 81 degrees 16 minutes 01 second East 1658.13 feet to an iron rod (passing an iron rod at 50.00 feet); thence North 85 degrees 07 minutes 53 seconds East 193.31 feet to an iron rod; thence with line of said Tract #5 South 04 degrees 52 minutes 07 seconds East 120.00 feet to an iron rod; thence North 85 degrees 07 minutes 53 seconds East 915.50 feet to the point of beginning containing 19.87 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

TRACT #7 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the southeast corner of Tract #6 of the Beck Farm (19.87 acres as per survey of same date), also being 1060.61 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 degrees 17 minutes 01 second East 90.86 feet to an iron rod in said margin; thence leaving road with line of Tract #8 of the Beck Farm (5.06 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 923.16 feet to an iron rod; thence South 04 degrees 52 minutes 07 seconds East 503.07 feet to an iron rod; thence with line of Robert J. Beck (IN 20130215-0015693, RODCT) South 52 degrees 34 minutes 45 seconds West 94.17 feet to an iron rod; thence North 68 degrees 23 minutes 43 seconds West 328.90 feet to an iron rod; thence South 03

degrees 39 minutes 13 seconds West 195.59 feet to an iron rod; thence with line of Martin T. Goodwin (DB 7654, PG 871, RODCT) North 87 degrees 42 minutes 00 seconds West 201.70 feet to an iron rod; thence South 75 degrees 49 minutes 45 seconds West 483.39 feet to a bolt at a forked walnut tree; thence South 71 degrees 51 minutes 27 seconds West 385.75 feet to an iron rod; thence South 84 degrees 52 minutes 34 seconds West 333.76 feet to an axle at a 4-inch hickory tree; thence South 84 degrees 52 minutes 34 seconds West 42.00 feet to a point on the east bank of the Cumberland River; thence with the east bank of the Cumberland River North 05 degrees 18 minutes 04 seconds West 446.85 feet to a point on said bank; thence leaving the Cumberland River with line said Tract #6 North 81 degrees 16 minutes 01 second East 1200.09 feet to a point in branch (passing an iron rod at 50.09 feet); thence North 50 degrees 23 minutes 07 seconds East 303.06 feet to an iron rod (passing an iron rod at 10.00 feet); thence with line of a cemetery North 75 degrees 40 minutes 37 seconds East 77.01 feet to an iron rod; thence North 06 degrees 25 minutes 35 seconds West 77.16 feet to an iron rod; thence with line of said Tract #6 North 77 degrees 06 minutes 16 seconds East 317.36 feet to an iron rod; thence North 85 degrees 07 minutes 53 seconds East 919.33 feet to the point of beginning containing 21.00 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

A 20-feet wide right of ingress and egress exists across the above described tract along a portion of the north boundary of the above described tract for access to a cemetery. Said right of ingress and egress is 1236.69 feet long as you measure west from Neely's Bend Road along the common line of the above described tract and Tract #6 of the Beck Farm (19.87 acres as per survey of same date).

THERE IS a 50-foot existing easement across the Western portion of the property of Robert J. Beck.

TRACT #8 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the easternmost southeast corner of Tract #7 of the Beck Farm (21.00 acres as per survey of same date), also being 1151.47 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin South 07 degrees 17 minutes 01 second East 112.63 feet to a point, same being point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 00 degrees 18 minutes 14 seconds, a radius of 9750.50 feet, a tangent length of 25.85 feet, and a chord of South 07 degrees 26 minutes 08 seconds East 51.70 feet; thence along said curve an arc length of 51.70 feet to an iron rod in said margin; thence leaving road with line of Tract #9 of the Beck Farm (5.05 acres as per survey of same date) South 85 degrees 07 minutes 53 seconds West 633.85 feet to an iron rod; thence South 04 degrees 52 minutes 07 seconds East 68.08 feet to an iron rod; thence with line of Robert J. Beck (IN 20130215-0015693,

RODCT) South 30 degrees 19 minutes 59 seconds West 181.74 feet to an iron rod; thence South 52 degrees 34 minutes 45 seconds West 227.31 feet to an iron rod; thence with line of said Tract #7 North 04 degrees 52 minutes 07 seconds West 503.07 feet to an iron rod; thence North 85 degrees 07 minutes 53 seconds East 923.16 feet to the point of beginning containing 5.06 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

TRACT #9 - BEGINNING at an iron rod in west margin of Neely's Bend Road, same being the northeast corner of this tract and the easternmost southeast corner of Tract #8 of the Beck Farm (5.06 acres as per survey of same date), also being 1315.80 feet south of the southeast corner of Lanny D. Phillips (DB 7395, PG 3, RODCT) as you measure along said margin; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 02 degrees 30 minutes 34 seconds, a radius of 9750.50 feet, a tangent length of 213.55 feet, and a chord of South 08 degrees 50 minutes 31 seconds East 427.00 feet; thence along said curve an arc length of 427.03 feet to an iron rod in said margin; thence leaving road with line of Kenneth Raymond Owen (DB 10477, PG 545, RODCT) South 76 degrees 39 minutes 16 seconds West 404.09 feet to an iron rod at a 14-inch hackberry tree; thence with line of Robert J. Beck (IN 20130215-0015693, RODCT) North 21 degrees 17 minutes 52 seconds West 418.31 feet to an iron rod; thence North 88 degrees 30 minutes 15 seconds West 146.36 feet to an iron rod; thence with line of said Tract #8 North 04 degrees 52 minutes 07 seconds West 68.08 feet to an iron rod; thence North 85 degrees 07 minutes 53 seconds East 633.85 feet to the point of beginning containing 5.05 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated May 15, 2013.

A 25-feet wide right of ingress and egress exists across the above described tract along a portion of the south boundary of the above described tract for access to the adjoining Robert J. Beck property (IN 20130215-0015693, RODCT). Said right of ingress and egress is 404.09 feet long as you measure west from Neely's Bend Road along the common line of the above described tract and Kenneth Raymond Owen (DB 10477, PG 545, RODCT).

BEING a portion of the property conveyed to J. M. BECK and wife, MARY G. BECK by Installment Deed dated July 15, 1946, and executed by J. T. MORTON and wife, MATTIE G. MORTON and recorded in Book 1392, Page 249, Register's Office for Davidson County, TN.

The said J. M. BECK having predeceased his wife in August, 1986; and the said MARY G. BECK having died on August 10, 2010, her estate being administered in the Probate Court for Davidson County, TN, under Docket No. 11P-3 with William T. Beck being appointed Administrator and Personal Representative. WILLIAM T. BECK, ROBERT J. BECK and JOE BECK being the only heirs of the said Mary G. Beck.

By Order Declaring Estate Insolvent in the Estate of Mary Gardner Beck and entered February 11, 2011, the Personal Representative was granted authority to sell the real estate.

Subject to the following restrictions:

1. No mobile homes.
2. No storage of junk cars.
3. No commercial livestock or fowl.
4. All homes must be brick or rock to grade, 1800 +/- square feet, lower level.

NOTE: Some of the tracts may be subject to the 100 and/or 500 year flood plan.

This is unimproved property known as Tracts 6, 7, 8 & 9 on the Boundary Survey of The Beck Farm, dated May 15, 2013 by Carroll Carman, Surveyor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 (my/our) hand(s) this the 15th day of July, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T Beck
WILLIAM T. BECK, Administrator of the Estate of Mary Gardner Beck

William T Beck
WILLIAM T. BECK, Individually And heir of Mary Gardner Beck

Robert J. Beck
ROBERT J. BECK, Individually and heir of Mary Gardner Beck

Joe H. Beck
JOE BECK, Individually and heir of Mary Gardner Beck

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, William T. Beck, Administrator of the Estate of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this the 15 day of July, 2013.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-6-17

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, William T. Beck, and Robert J. Beck, individually and as heirs of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this the 15 day of July, 2013.

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-6-17

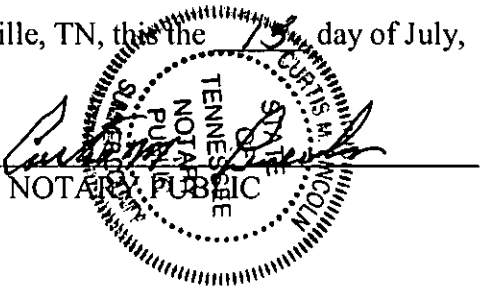
STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Joe Beck, individually and as an heir of Mary Gardner Beck, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of

sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 15th day of July, 2013.



NOTARY PUBLIC

My Commission Expires: 1-6-17