WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130074404 DEEDWARR
Recvd: 08/28/13 10:53 2 pgs
Fees: 13.00 Taxes: 1757.50

20130828-0090727

G-TN-13-406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Amendastaan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Skylight Land, LP (NAME)	**Same as New Owner** (NAME)	
407 N Kingshighway, Suite 400 (ADDRESS)	(ADDRESS)	**104-10-123.00**
Cape Girardeau, MO 63701 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ESTATE OF OVADA HOLT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SKYLIGHT LAND, L.P., A MISSOURI LIMITED PARTNERSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF LOT NO. 126 ON THE MAP OF R.W. GRIZZARD'S SUBDIVISION OF PART OF THE BOSLEY TRACT, NOT OF RECORD, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF CHESTERFIELD AVENUE, AS THE COMMON CORNER OF LOTS 126 AND 186 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTH 35 1/2 DEGREES EAST, 210 FEET MORE OR LESS TO AN ALLEY; THENCE WITH SAID ALLEY NORTH 48 1/2 DEGREES WEST 71 FEET 4 INCHES, MORE OR LESS TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO HATTIE BLUM BY DEED OF RECORD IN BOOK 766, PAGE 387, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH BLUM'S LINE, SOUTHWESTWARDLY 210 FEET MORE LESS TO THE NORTHEASTERLY MARGIN OF CHESTERFIELD AVENUE; THENCE WITH THE MARGIN OF SAID AVENUE, SOUTH 48 1/2 DEGREES EAST 89 FEET MORE OR LESS TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OVADA BETTERTON HILL BY DEED FROM JAMES A. COOPER AND WIFE, HELEN S. COOPER OF RECORD IN BOOK 2097, PAGE 294, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 6, 1952. THE SAID OVADA BETTERTON HILL IS ALSO KNOWN AS OVADA HOLT. OVADA HOLT HAVING SINCE DIED ON AUGUST 3, 2009 AND HER ESTATE BEING ADMINISTERED AS AN ANCILLARY PROBATE UNDER DAVIDSON COUNTY CASE NO. 12P-1285.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **406 Chesterfield Avenue Nashville, Tennessee 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of August, 2013.

Estate of Ovada Holt

BY: _____
Boyce G. Holt, Co-Executor

BY: _____
Virginia Holt Lokey, Co-Executor

STATE OF TN
COUNTY OF Davidson

On this the 23 day of August, 2013, before me personally appeared Boyce G. Holt, Co-Executor of the Estate of Ovada Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 23 day of August, 2013.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TN
COUNTY OF Davidson

On this the 23 day of August, 2013, before me personally appeared Virginia Holt Lokey, Co-Executor of the Estate of Ovada Holt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 23 day of August, 2013.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212