BILL GARRETT, Davidson County
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Dav. Co. Chancery Court

IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE

MADELINE MARIE GOLDEN, JOHN W. GOLDEN, and HONORABLE VENTURES, LLC	)	
Plaintiffs,	)	
vs.	)	**Case No.: 14-258-IV**
CHRISTOPHER R. CHOATE and TEN TALENTS PROPERTIES, LLC	)	
Defendants.	)	
and	)	
SOUTHERN LAND ACQUISITIONS, INC., AS TRUSTEE, and ANGELA DORSEY TRUST.	)	
Defendants	)	

FILED
2015 JUN -4 PM 3:29
CLERK & MASTER
DAVIDSON CO CHANCERY CT
NF D.C.

AGREED ORDER APPOINTING REPLACEMENT TRUSTEE

COMES NOW, Madeline Marie Golden, John W. Golden and Honorable Ventures, LLC ("Plaintiffs") and Christopher R. Choate, Ten Talents Properties, LLC, and Southern Land Acquitions, Inc. ("Defendants"), by and through counsel, and agree to the entry of this agreed order replacing the Trustee of two trusts which are the subject of this action.

WHEREAS, the current owner of record of real property located at 815 Main Street, Nashville, Davidson County, Tennessee, ("Main Street Property") is The Mike English Education Trust, Southern Land Acquisition, Trustee (Instrument No. 20120615-0052527);

WHEREAS, the current owner of record of real property located at 518 Brentlawn Drive, Nashville, Davidson County, Tennessee, ("Brentlawn Property") is The Meredith Moore Education Fund Trust, Southern Land Acquisition, Trustee (Instrument No. 20110427-0032101);

WHEREAS, on September 17, 2014, Robert J. Notestine, III, President of Southern Land Acquisitions, Inc. executed a Resignation of Trustee Certificate on behalf of Southern Land Acquisitions, Inc., resigning as Trustee of The Meredith Moore Education Fund Trust and The Mike English Education Trust, of record in the Register of Deeds Office for Davidson County, Tennessee of record as Instrument Number 201409220086873;

WHEREAS, as a result of Southern Land Acquisitions, Inc.'s Resignation as Trustee of The Meredith Moore Education Fund Trust and The Mike English Education Trust, there is currently no person with authority to hold and/or transfer title to the Brentlawn Property and the Main Street Property;

WHEREAS, the parties have resolved their differences documented in a separate settlement agreement with this agreed order being a condition precedent to the release of the settlement agreement from escrow;

WHEREAS, Plaintiffs and Defendants agree to the appointment of Honorable Ventures, LLC as Trustee of The Meredith Moore Education Fund Trust; and,

WHEREAS, Plaintiffs and Defendants agree to the appointment of Honorable Ventures, LLC as Trustee of The Mike English Education Trust.

NOW, THEREFORE, IT IS ORDERED AND PLAINTIFFS AND DEFENDANTS agree as follows:

1. That the resignation of Southern Land Acquisitions, Inc. as Trustee of The Meredith Moore Education Fund Trust and The Mike English Education Trust is accepted.

2. That pursuant to T.C. A § 35-1-111(a) Honorable Ventures, LLC is appointed replacement Trustee of The Meredith Moore Education Fund Trust, to hold and own real property located at 518 Brentlawn Drive, Nashville, Davidson County, Tennessee and more fully described in Exhibit A attached.

3. That pursuant to T.C. A § 35-1-111(a) Honorable Ventures, LLC is appointed replacement Trustee of The Mike English Education Trust, to hold and own real property located at 815 Main Street, Nashville, Davidson County, Tennessee and more fully described in Exhibit B attached.

4. Honorable Ventures, LLC, as Trustee of The Meredith Moore Education Fund Trust and as Trustee of The Mike English Education Trust succeeds to all rights of Southern Land Acquisitions, Inc. to hold title to the real property, and is granted all powers over the real property owned by each respective trust consistent with Tennessee law and to the fullest extent allowed under the existing trust agreements.

5. The property tax bill for each property will be mailed to Honorable Ventures, LLC, c/o John Golden, 617 Parnel Road, Old Hickory, Tennessee 37138.

ENTERED on the _____ day of _____, 2015.

CHANCELLOR RUSSELL T. PERKINS

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF ORIGINAL INSTRUMENT FILED IN MY OFFICE.
THIS 10th DAY OF June 2015
KRISTI SCOTT, CLERK & MASTER
BY _____ DEPUTY

PREPARED FOR ENTRY:

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Attorney for Defendants Christopher R. Choate
and Ten Talents Properties, LLC

Robert J. Notestine, III, Esq.
109 Kenner Avenue, Unit 201
Nashville, TN 37205
Attorney for Defendant Southern Land Acquisitions, Inc.

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot 15, PLAN OF BRENTWOOD HALL, SECTION III, as shown on plat of record in Plat Book 2133, Page 14, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same land conveyed to Meredith Moore Education Trust Fund, Southern Land Acquisitions, Inc., as Trustee from Sharon Watkins, Successor Trustee of The Clyde E. Dowell and Betty J. Dowell Revocable Living Trust by Warranty Deed dated April 14, 2011, of record as Instrument Number 201104270032101 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 518 Brentlawn Drive, Nashville, TN 37220

EXHIBIT B

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 9 on the Plan of Neil S. Brown's Addition to East Nashville, as of record in Book 57, Page 50, Register's Office for said County.

SAID Lot No. 9 fronts 49¼ feet on the northerly side of Main Street and runs back between parallel lines, with the easterly margin of Neil Avenue, 170 feet to an alley.

INCLUDED as a part of this conveyance is a 15 foot wide strip of land which was abandoned and vacated by the Metropolitan Government in Council Bill 66-856. Said land is described as follows:

BEING a trace of land in the 6th Council District of Davidson County, Tennessee including an abandoned portion of Neill Avenue as established by Metro Council Substitute Bill #66-865 and that property known as Lot 9 on the Plan of Neill S. Brown's Addition to East Nashville as of record in Book 57, Pg 50 RODCT conveyed to Karl E. Batson in IN# 2012056-0042275 RODCT more accurately described according to a survey dated 5/02/12 by Tommy E. Walker, R.L.S. #1465 as follows:

BEGINNING at an iron pin in the northerly margin of Main St., said pin being the most southwesterly corner of the "Fizer Strip Center" as of record in PB 9700, PG 453, RODCT and the most southeasterly corner of the herein described tract; Thence with said margin S 65° 06' 35" W, 64.5' to a "PK" nail; Thence now leaving said margin of Main St, N 24° 53' 35" W, 160.00' to a "PK" nail in the southerly margin of Alley #277; Thence with the same N 65° 06' 35" E, 64.5' to an iron pin, said pin being the most northeast corner of the herein described tract and the most northwesterly corner of said "Fizer Strip Center"; Thence with the west line of same S 24° 53' 55" E, 160.00' to the point of beginning containing 0.237 acres more or less.

THE above described tract is subject to any and all pre-existing easements associated with Neill Avenue prior to the above referenced Metro Council Substitute Bill.

BEING the same land conveyed to Southern Land Acquisitions, Inc., Trustee for The Mike English Education Trust by Special Warranty Deed dated May 24, 2012, of record as Instrument Number 20120615005252 7 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 815 Main Street, Nashville, TN 37216