BILL GARRETT, Davidson County
Trans:T20090044188 DEEDWARR
Recvd: 07/01/09 13:14 2 pgs
Fees:13.00 Taxes:555.00
20090701-0061379

This instrument prepared by:
Kay B. Housch, Esq. BPR #010995
Kay B. Housch, P.C.
Suite 310, 222 Second Avenue North
Nashville, Tennessee 37201

FILE NO: 2009072

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Ken Baldwin	(NAME) Same as new owner	Map 74
(STREET ADDRESS) 226 Sterling Road	(STREET ADDRESS)	Parcels 20, 21, and 22
(CITY) Hendersonville (STATE) TN (ZIP) 37075	(CITY) (STATE) (ZIP)	

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 consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust, Regina Woodard, First Successor Trustee, Grantor, has this day bargained and sold, and do hereby transfer and convey unto the said **Ken Baldwin, a man** the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a tract of land in the 11th Civil District, Davidson County, Tennessee, being Lots No. 1, 2 & 3 of Sam Dismukes Land, as shown on plan of record in Book 421, page 150, Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of the west half of Lot No. 6 on the plan of the land of James M. Wray, deceased, as of record in Minute Book "J", page 323, of the County Court of said County, said point being the southwest corner of a tract of land conveyed by Sam Dismukes and wife, to Adam Dismukes, by deed of record in Book 196, page 97, said Register's Office; running thence south 4 ¼ degrees west 605 feet to the Cumberland River; thence with said river, south 78 1/4 degrees east 306 feet; thence east 194 feet; thence east 162 feet; thence north 82 ½ degrees east 92 feet; thence north 82 ½ degrees east 255 feet; thence north 4 ¼ degrees east 1462 feet; thence north 82 ½ degrees west 545 feet; thence south 34 ½ degrees west 948 feet; thence north 85 1/4 degrees west 445 feet to the point of beginning.

Being the same property conveyed to John R. Wilson by deed of record in Book 1416, page 190, Register's Office, Davidson County, Tennessee; and to The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust by quitclaim deed of record in Instrument #20050707-0078547, Register's Office, Davidson County, Tennessee. Notarized Summary of Trust of The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust Agreement of record in Instrument #20050707-0078546, Register's Office, Davidson County, Tennessee, provides for designation of First Successor Trustee, Regina Woodard, upon end of term of original Trustee, John R. Wilson and/or Lucille G. Wilson, who are deceased.

INCLUDED IN THE ABOVE-DESCRIBED TRACT OF LAND BUT SPECIFICALLY EXCLUDED THEREFROM ARE THE FOLLOWING PARCELS:

EXCLUDED PARCEL 1:

Land in Davidson County, Tennessee, beginning at a point located in the westerly right-of-way line of Neelys Bend Road, said point being the southeasterly corner of property conveyed to Cleora B. Howell and Juanita B. Howell by quitclaim deed of record in Book 6088, page 260, Register's Office, Davidson County, Tennessee, and being the northeasterly corner of the herein described tract; thence with the westerly right-of-way line of Neelys Bend Road south 4 degrees 15 minutes 00 seconds W, 1072.87 feet to an iron rod; thence leaving said right-of-way line with a new line and severing the John R. Wilson property north 84 degrees 48 minutes 15 seconds W, 934.10 feet to an iron rod; thence leaving said line with the easterly line of another property conveyed to Cleora B. Howell and Juanita B. Howell, N 4 degrees 15 minutes 00 seconds, 144.00 feet to an iron rod located at the fence corner; thence continuing S 84 degrees 48 minutes 15 seconds E, 431.82 feet to an existing iron pin located at the fence corner; thence N 4 degrees 15 minutes 00 seconds E, 946.90 feet to an iron rod located at the fence corner; thence leaving said line with the southerly line of the aforementioned Cleora B. Howell and Juanita B. Howell property, S 82 degrees 45 minutes 00 seconds E, 502.90 feet to an existing iron pin and the point of beginning, containing 605,500 square feet or 13.90 acres, the same more or less according to a survey by Benny M. Cantrell, Tennessee RLS 1638, PO Box 293192, Nashville TN 37229.

Being the same property conveyed to CLS Investment Properties, Inc., by deed of record in Instrument #20060206-0014179, Register's Office, Davidson County, Tennessee.

EXCLUDED PARCEL 2:

Land in Davidson County, Tennessee, beginning at a point in the present west margin of Neelys Bend Road opposite Survey Station 307-75 at the line of W.H. Howell property; thence north 83 degrees 28 minutes west 12 feet to a point in the proposed west margin of said road; thence south 6 degrees 32 minutes west along a line located parallel to and 25 feet westerly from the centerline 1400 feet to a point; thence south 83 degrees 28 minutes east 12 feet to a point in the present west margin of Neelys Bend Road; thence with the margin of same north 6 degrees 32 minutes east 1400 feet to the beginning.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of record in Book 4211, page 595, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $150,000.00

Subscribed and sworn to before me this the 19th day of June, 2009.

Affiant

My commission expires: 10-24-10
(Affix Seal)

Notary Public

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires October 24, 2010

This is improved property, known as 2344 Neelys Bend Road, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, CLAIMING BY, THROUGH, OR UNDER GRANTOR HEREIN, BUT NO FURTHER OR OTHERWISE.

Whenever 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 hand this 19th day of June, 2009, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust

By: Regina Woodard First Successor Trustee
Regina Woodard, First Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Regina Woodard, First Successor Trustee of The John R. Wilson and/or Lucille G. Wilson Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of June, 2009.

Notary Public
My Commission Expires: 10-24-10

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires October 24, 2010

ENCUMBRANCES:

1. 2009 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matter shown on the plan of the Sam Dismukes land of record in Book 421, page 150, Register's Office of Davidson County, Tennessee.
3. Subject to Warranty Deed of Flowage Easement granted to the United State of America by instrument of record in Book 2247, page 18, Register's Office of Davidson County, Tennessee.