BILL GARRETT, Davidson County
Trans:T20100047812 DEEDWARRSP
Recvd: 08/03/10 15:29 4 pgs
Fees:23.00 Taxes:2775.00
20100803-0061110

SPECIAL WARRANTY DEED

FROM: Jack W. and Charlotte A. Douglas

TO: Peter and Susan L. Dawkins

This instrument was prepared by:
Sherrard & Roe, PLC (MDR)
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Peter and Susan L. Dawkins 1724 Nottingham Place Nashville, TN 37221	Same	Map 106-1, Parcel 164

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $750,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of July, 2010.

NOTARY PUBLIC

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Traci Bruce Notary Public
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jack W. Douglas and wife, Charlotte A. Douglas** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Peter Dawkins and wife, Susan L. Dawkins** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in certain tracts of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising

out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this deed to be executed effective as of the 30th day of July, 2010.

SELLER: Jack W Douglas
Jack W. Douglas

Charlotte A Douglas
Charlotte A. Douglas

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jack W. Douglas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of July, 2010.

Traci Bruce
Notary Public

My Commission Expires: TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charlotte A. Douglas, the within named bargainor, 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.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of July, 2010.

Traci Bruce
Notary Public

My Commission Expires: TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Diesel Power Subdivision of record in Plat Book 8250, Page 343, in the Register's Office Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack W. Douglas and wife, Charlotte A. Douglas by Deed from Knight-Ridder Nashville Land Corporation of record in Book 9523, Page 192, in the Register's Office for Davidson County, Tennessee, dated November 17, 1994.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2010, which are not yet due and payable.

2. Subject to all matters shown of record in Plat Book 8250, Page 343, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 5205, Page 170, Book 5205, Page 175 and Book 3770, Page 530, in the Register's Office for Davidson County, Tennessee.