This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

BILL GARRETT, Davidson County
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20121204-0111632

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **GLYNN J. DOWDLE,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **MICHAEL D. BARON AND WIFE, NANCY BARON, as tenants by the entirety,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY **his entire one-half (1/2) undivided interest** in and to the following described property:

Being a tract of land in the Second Civil District of Davidson County, Tennessee, and located in the southeastern quadrant of Old Ezell Road and Donelson Pike, and being more particularly described as follows: Beginning on a concrete monument located and on the south margin of Old Ezell Pike (40' right of way), said concrete monument being easterly along said margin 70 feet more or less from the centerline of Donelson Pike, and said pin being the northwest corner of the herein described tract; thence continuing along said south margin of Old Ezell Road S 88-45-00 E a distance of 160.00 feet to a concrete monument being the northeast corner of the herein described tract, and said concrete monument being the northwest corner of Wallace as evidence in Book 7253, Page 477, Register's Office of Davidson County, Tennessee; thence leaving said margin and continuing along the western line of Wallace S 02-00-00 E a distance of 205.50 feet to a concrete monument being the southeast corner of the herein described tract, said concrete monument being on the north line of Airpark West Properties as evidenced in Book 6204, Page 109, Register's Office of Davidson County, Tennessee; thence leaving said line and continuing along the northern line of Airpark West Properties N 88-45-00 W a distance of 150.00 feet to a concrete monument being the southwest corner of the herein described tract; thence continuing along the eastern line of Airpark West Properties N 04-46-26 W a distance of 206.31 feet to a concrete monument, the beginning, containing 0.730 acres more or less, according to a survey by Jesse E. Walker, RLS, PE dated 11-19-93.

Being the same property conveyed to Glynn J. Dowdle and Michael D. Baron by deeds of record in Instrument No. 20070511-0056486 and Instrument No. 20070511-0056487, Register's Office of Davidson County, Tennessee.

Legal Description obtained from prior deed.

This property is shown on the tax records of Davidson County, Tennessee, as MAP/PARCEL 13400020500.

FIRST PARTY certifies that this property is not and has never been used by FIRST PARTY or a spouse of FIRST PARTY as a principal place of residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY does hereby covenant with SECOND PARTY that FIRST PARTY has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and FIRST PARTY does further covenant and bind itself to warrant and forever defend the title to said land to said

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SECOND PARTY against the lawful claims of all persons claiming by, through or under said FIRST PARTY, but not otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of November, 2012.

GLYNN J. DOWDLE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said state and county, **GLYNN J. DOWDLE,** 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 and expressed.

WITNESS my hand and seal at office in Franklin, Tennessee, this 29th day of November, 2012.

Notary Public

My commission expires:
5-25-14

STATE OF TENNESSEE - WILLIAMSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$524,750.00.**

Affiant

Sworn and subscribed to before me,
this 16th day of November, 2012.

Notary Public

My commission expires:
12/21/15

PERSON OR AGENCY
RESPONSIBLE FOR TAXES:

Michael D. Baron and wife, Nancy Baron
652 Old Ezell Road
Nashville, TN 37217

NAME AND ADDRESS
OF PROPERTY OWNERS:

Same

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