BILL GARRETT, Davidson County
Trans:T20120092672 DEEDWARR
Recvd: 12/04/12 15:25 2 pgs
Fees:12.00 Taxes:0.00
20121204-0111633

This Instrument Prepared By:

William A. Graham, Attorney
Columbia, TN 38401

DEED CREATING TENANCY BY THE ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **MICHAEL D. BARON,** 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.

W I T N E S S E T H:

For the consideration of ONE DOLLAR ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, and FIRST PARTY's intention by this instrument to convert FIRST PARTY's fee simple interest into an estate by the entirety, pursuant to Section 66-1-109 of Tennessee Code Annotated, FIRST PARTY conveys to SECOND PARTY 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.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Davidson County, Tennessee, as MAP/PARCEL 13400020500.
>
> Being the same property conveyed to FIRST PARTY herein by deeds of record in Instrument No. 20070511-0056486, and in Instrument No. 20121204-0111632, Register's Office of Davidson County, Tennessee.

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

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered.

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FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 16th day of November, 2012.

MICHAEL D. BARON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public of said state and county, **MICHAEL D. BARON,** 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 16th day of November, 2012.

WILLIAM A. GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My commission expires:
12/21/15

Notary Public

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 $-0-(creating tenants by the entirety).

Affiant

Sworn and subscribed to before me,

this 16th day of November, 2012.

WILLIAM A. GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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

MCTC # 11185 / CLL