BILL GARRETT, Davidson County
Trans:T20130001415 DEEDWARRSP
Recvd: 01/07/13 09:23 5 pgs
Fees:28.00 Taxes:18.50

20130107-0001647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THE TRANSACTION IS $5,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS DATE

1/3/2013

NOTARY PUBLIC

MY COMMISSION EXPIRES:

TRACEE BATCHELOR NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 9, 2015

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Charleston R. Horner, Esq. Duke Realty Corporation 3715 Davinci Court, Suite 300 Peachtree Corners, GA 30092		
ADDRESS NEW OWNER(S) AS FOLLOWS: Lyman G. Forkum Martha R. Forkum 67 Lakeview Circle Mt. Juliet, TN 37122	SEND TAX BILLS TO NEW OWNER AT: Lyman G. Forkum Martha R. Forkum 67 Lakeview Circle Mt. Juliet, TN 37122	MAP PARCEL NUMBER: 10805000300

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership, hereinafter called the **GRANTOR** has bargained and sold, and by these presents does transfer and convey unto **LYMAN G. FORKUM AND MARTHA R. FORKUM**, each an individual resident of the State of Tennessee, collectively, hereinafter called the GRANTEE, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A attached hereto.

This conveyance is subject to the Permitted Exceptions attached hereto as Exhibit B and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE(S) that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except only for those encumbrances set forth on Exhibit B attached hereto and made a part hereof, and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors and assigns, against the lawful claims of all persons, claiming by, through or under GRANTOR. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any genders shall be applicable to all genders.

WITNESS, this 21st day of December, 2012.

DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Corporation, an Indiana corporation, its general partner

By: _____
Name: Jeffrey D. Palmquist
Title: Senior Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for said County and State, the within named Jeffrey D. Palmquist, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Duke Realty Corporation, the general partner of Duke Realty Limited Partnership, the within named bargainor, a partnership, and that he as such officer of the general partner of the partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Senior Vice President of Duke Realty Corporation, the general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 2012.

Tanya R. Burnam

NOTARY PUBLIC

My Commission expires: 7/6/15

TANYA R. BURNAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6 2015

EXHIBIT A

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Land in the Fourteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee and being all and the same as Lot 19–A of the plan of Metro Airport Center, Section 4 Phase 6 of record in Book 8350, page 450, Register's Office for Davidson County, Tennessee and described according to a survey made by Ragan–Smith–Associates, Inc., Job No. 98–064, work order 5819, dated August 27, 1998 as follows:

Beginning at an iron pin (old), the northwest corner of the herein–described tract and the northeast corner of Lot 19, also of record in said Metro Airport Center; thence,

1. Leaving Lot 19, S 82° 28' 13" E, 397.31 feet; thence,

2. S 07° 41 23' W 25.57 feet to the northerly right–of–way margin of Interstate 40; thence,

3. With said margin, N 87° 58' 33" W, 399.20 feet to an iron pin (old); thence,

4. Leaving I–40, N 07° 37' 56" E, 63.87 feet to the Point of Beginning, containing 17,767 square feet or 0.408 acres, more or less, as calculated by the above courses and distances.

SOURCE OF TITLE: Book 11265 Page 153

EXHIBIT B

EXCEPTIONS

1. The lien of real estate ad valorem taxes not yet due and payable.

2. All matters of record.

3. All matters that would be revealed by a current and accurate survey and inspection of the subject property.