Davidson County DEEDWARR
Recvd: 10/06/03 07:59 2pgs
Fees:13.00 Taxes:925.00
20031006-0146712

THIS INSTRUMENT PREPARED BY:
Eric E. Rogers
Beam, Miller & Rogers, PLLC
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Claire Hallam Johnson (A/K/A Charles Hal Johnson) Individually and as Executor for the Estate of Allene Friar Johnson
4900 Roselawn Circle
Nashville, Tennessee 37205
("GRANTOR")

TO: Prime Motive Builders, LLC
P.O. Box 2324
Brentwood, Tennessee 37024
("GRANTEE")

PROPERTY ADDRESS:
4900 Roselawn Circle
Nashville, Tennessee 37215

SEND TAX BILLS TO:
Prime Motive Bldrs, LLC
P. O. Box 2324
Brentwood, Tn. 37024

MAP/PARCEL:
145-3-42

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand and No/100's Dollars ($250,000.00) cash in hand paid by Prime Motive Builders, LLC, Claire Hallam Johnson (A/K/A Charles Hal Johnson) has bargained and sold, and by these presents does transfer and convey unto the said Prime Motive Builders, LLC, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 11 on the Plan of Roselawn Estates, as of record in Book 2900, page 86, Register's Office for said County, and described as follows:

BEGINNING at a point in the east margin of Roselawn Circle, at the corner of Lots Nos. 10 and 11: thence with the line between said lots, easterly 232.4 feet to the west line of Lot No. 12; thence with the line between Lots Nos. 11 and 12, northerly 187.5 feet to the south margin of Tyne Boulevard; thence with the margin of said Boulevard, westerly 207.4 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the east margin of Roselawn Circle; thence with the margin of said Circle, southerly 162.5 feet to the point of beginning.

Being the same property conveyed to C. Hal Johnson and wife, Allene Friar Johnson by deed of record in Book 3280, page 637, said Register's Office. The said C. Hal Johnson having predeceased Allene Friar Johnson. The Will of Allene Friar Johnson of record in Volume 5373/1173770 Davidson County Clerk's Office devised the subject property to Claire Hallam Johnson.

This description is the same used in the previous deed of record.

Payment of Real Property Taxes is assumed by GRANTEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Prime Motive Builders, LLC, its successors and assigns, forever, in fee simple.

GRANTOR covenants with GRANTEE that it has done nothing to impair the title as received by GRANTOR, and it will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 30th day of September, 2003.

Claire Hallam Johnson (A/K/A Charles Hal Johnson),
Individually and as Executor for the Estate of Allene Friar Johnson

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, the undersigned Notary Public in and for said State and County aforesaid, personally appeared Claire Hallam Johnson (A/K/A Charles Hal Johnson), individually and as Executor for the Estate of Allene Friar Johnson, the bargainor, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he or she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this the 30th day of September, 2003.

Notary Public

My Commission Expires: 1-19-05

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration of value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2003.

Notary Public

My Commission Expires: 1-15-05