WARRANTY DEED

FILE BOX 19B
04-04-005-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,873,760.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of April, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. REED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 04/27/04 08:26 4pgs
Fees:23.00 Taxes:10632.91

20040427-0047392

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PAUL E. JOHNSON	" NEW OWNER "	187
(NAME) 3180 Old Franklin Pike	(NAME)	001.00
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HELEN FREIDA ENGLES and SUSAN ENGLES KUPFER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAUL E. JOHNSON, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land located in the 31st Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Anderson-Delk & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated April 5, 2004, as follows:

BEGINNING at an iron pin set on the northerly margin of Burkitt Road, said point being in line with the westerly line of Lot 1 on the plan of Buchanan Acres, of record in Plat Book 6900 page 413, Register's Office Davidson County, Tennessee, said point being the most southwesterly corner of the herein-described tract;
Thence with the northerly margin of Burkitt Road, the following four calls:
North 83 Degrees 48 Minutes 19 Seconds West a distance of 492.18 feet to an iron pin set;
Thence along a curve to the left having a radius of 820.29 feet through a central angle of 31 Degrees 49 Minutes 43 Seconds, an arc distance of 455.68 feet, said curve having a chord direction of South 80 Degrees 16 Minutes 49 Seconds West and a chord length of 449.85 feet to an iron pin set;
Thence South 64 Degrees 21 Minutes 57 Seconds West a distance of 287.77 feet to an iron pin set;
Thence along a curve to the right having a radius of 862.58 feet through a central angle of 26 Degrees 03 Minutes 23 Seconds, an arc distance of 392.28 feet, said curve having a chord direction of South 77 Degrees 23 Minutes 39 Seconds West and a chord length of 388.90 feet to an iron pin found at the most southeasterly corner of the George B. Tullos et ux Property of record in Deed Book 10455 page 581, Register's Office Davidson County, Tennessee;
Thence with the easterly line of said Tullos Property,
North 08 Degrees 26 Minutes 54 Seconds East a distance of 888.08 feet to an iron pin (old);
Thence North 01 Degrees 42 Minutes 22 Seconds East a distance of 212.76 feet to an iron pin (old);
Thence North 81 Degrees 49 Minutes 26 Seconds West a distance of 200.01 feet to an iron pin (old);
Thence with the northerly line of the George B. Tullos et ux Property of record in Deed Book 11499 page 329, Register's Office Davidson County, Tennessee,
North 81 Degrees 18 Minutes 36 Seconds West a distance of 229.46 feet to an iron pin (old);
Thence with the northerly line of the Helen Freida Engles Property of record in Deed Book 11547 page 158, Register's Office Davidson County, Tennessee,
North 81 Degrees 33 Minutes 41 Seconds West a distance of 115.27 feet to an iron pin (old);
Thence with the easterly line of the George S. Waltman et ux Property of record in Deed Book 10612 page 971, Register's Office Davidson County, Tennessee, the following three calls:
North 06 Degrees 57 Minutes 50 Seconds East a distance of 101.14 feet to an iron pin set;
Thence North 06 Degrees 22 Minutes 32 Seconds East a distance of 523.82 feet to an iron pin set;
Thence North 15 Degrees 12 Minutes 30 Seconds East a distance of 172.25 feet to an iron pin (old);
Thence with the easterly line of the Russell L. Fuller et ux Property of record in Deed Book 10591 page 849, Register's Office Davidson County, Tennessee,

North 15 Degrees 12 Minutes 30 Seconds East a distance of 657.68 feet to an iron pin (old);
Thence with the easterly line of the Jerry D. Craven Property of record at Instrument No. 20000414-0037870, Register's Office Davidson County, Tennessee,
North 16 Degrees 09 Minutes 02 Seconds East a distance of 218.78 feet to an iron pin (old);
Thence with the easterly line of Lot One on the plan of Buchanan Subdivision, Section One, of record in Plat Book 5200, page 311, R.O.D.C. Tenn.,
North 15 Degrees 31 Minutes 20 Seconds East a distance of 206.73 feet to an iron pin set;
Thence with the easterly line of Lot 2 on the plan of Buchanan Subdivision, Section Two, of record in Plat Book 6050, page 143, Register's Office Davidson County, Tennessee,
North 40 Degrees 57 Minutes 13 Seconds East a distance of 163.10 feet to an iron pin (old);
Thence with the easterly line of Lot 1 on said plan of Buchanan Subdivision, Section Two, the following two calls:
North 31 Degrees 48 Minutes 03 Seconds East a distance of 23.56 feet to an iron pin (old);
Thence North 14 Degrees 31 Minutes 02 Seconds East a distance of 201.13 feet to an iron pin (old);
Thence with the easterly line of the Billy C. Huff Sr. Property of record at Instrument No. 20030211-0018641, Register's Office Davidson County, Tennessee, the following two calls:
North 11 Degrees 46 Minutes 36 Seconds East a distance of 150.00 feet to an iron pin set;
Thence North 09 Degrees 21 Minutes 36 Seconds East a distance of 75.00 feet to an iron pin set;
Thence with the easterly line of the Steven A. Failor Property of record in Deed Book 9376 page 639, Register's Office Davidson County, Tennessee, the following five calls:
North 13 Degrees 55 Minutes 46 Seconds East a distance of 67.65 feet to a 18" Maple Tree;
Thence North 07 Degrees 21 Minutes 49 Seconds East a distance of 36.07 feet to a 6" Elm Tree;
Thence North 06 Degrees 00 Minutes 14 Seconds West a distance of 38.78 feet to a fence post;
Thence North 03 Degrees 36 Minutes 04 Seconds East a distance of 39.07 feet to a 42" Oak Tree;
Thence North 13 Degrees 24 Minutes 14 Seconds East a distance of 53.69 feet to a fence post;
Thence North 30 Degrees 57 Minutes 20 Seconds West a distance of 4.41 feet to an iron pin set;
Thence with the southerly line of the Thomas A. Yates Property of record in Deed Book 7258 page 75, Register's Office Davidson County, Tennessee, the following three calls:
South 78 Degrees 51 Minutes 11 Seconds East a distance of 206.50 feet to an iron pin (old);
Thence South 79 Degrees 25 Minutes 48 Seconds East a distance of 396.53 feet to an iron pin (old);
Thence South 80 Degrees 09 Minutes 01 Seconds East a distance of 78.12 feet to an iron pin (old);
Thence with the southerly line Ray Subdivision, of record at Instrument No. 20010305-0021024, Register's Office Davidson County, Tennessee,
South 86 Degrees 17 Minutes 30 Seconds East a distance of 477.75 feet to an iron pin (old);
Thence with the southerly line of the Horace A. Ray et ux Property of record at Deed Book 4705 page 608, Register's Office Davidson County, Tennessee,
South 87 Degrees 08 Minutes 43 Seconds East a distance of 493.55 feet to an iron pin set;
Thence with the westerly line of the Robert J. Lenard Property of record in Deed Book 9491 page 279, Register's Office Davidson County, Tennessee,
South 05 Degrees 31 Minutes 08 Seconds West a distance of 183.54 feet to an iron pin (old);
Thence continuing with the westerly line of said Lenard Property, and with the westerly line of the Cari Leigh Landers Property of record in Deed Book 9776 page 392, Register's Office Davidson County, Tennessee,
South 06 Degrees 57 Minutes 17 Seconds West a distance of 535.78 feet to an iron pin (old);
Thence with the westerly line of the William P. Adkisson Property of record in Deed Book 7388 page 920, Register's Office Davidson County, Tennessee,
South 04 Degrees 05 Minutes 33 Seconds West a distance of 299.54 feet to an iron pin in concrete (old);
Thence with the westerly line of the William G. Thomas and Donna P. Bowman Property of record in Deed Book 9852 page 960, Register's Office Davidson County, Tennessee, the Alfred G. Henson Property of record in Deed Book 7381 page 765, Register's Office Davidson County, Tennessee, and the Judy F. Martin Property of record in Deed Book 7474 page 153, Register's Office Davidson County, Tennessee,
South 05 Degrees 00 Minutes 29 Seconds West a distance of 1792.09 feet to a concrete monument (old);
Thence with the westerly line of the afore-said Lot 1 Buchanan Acres,
South 05 Degrees 01 Minutes 49 Seconds West a distance of 586.06 feet to the Point of Beginning, containing 143.688 acres or 6,259,056 square feet, more or less.

BEING part of the same property conveyed to Helen Freida Engles and Susan Engles by Installment Deed from Jennings Bryan Turner and wife, Susie Day Turner of record in Book 4634, Page 270, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property has not now nor ever has been the principal place of residence for the Grantor(s).

SUBJECT property is subject to "roll back taxes" for the statutory period if the land is converted to a use other than those stipulated in the provisions of TCA 67-5-1005 thru 67-5-1007. Grantee agrees to assume the liability for said "roll back taxes" incurred as result of the change of use of the subject property.

BEING unimproved ☒
Improved ☐ property known as: Burkitt Road, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS WHEREOF, our hands, this 22nd day of April, 2004.

Helen Freida Engles
HELEN FREIDA ENGLES

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HELEN FREIDA ENGLES**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 22nd day of April, 2004.

My Commission Expires: 03/31/07

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. 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.

WITNESS WHEREOF, our hands, this 21st day of April, 2004.

Susan Engles Kupfer

SUSAN ENGLES KUPFER

STATE OF NEW JERSEY)
COUNTY OF MORRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUSAN ENGLES KUPFER**, the bargainor(s), 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 official seal at New Providence New Jersey, this 21 day of April, 2004.

My Commission Expires: 10/23/06

CATHERINE MINA NOTARY PUBLIC STATE OF NEW JERSEY

Catherine Mina
Notary Public

Catherine Mina
Notary Public of New Jersey
My Commission Expires October 23, 2006