"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THIS TRANSACTION."

WARRANTY DEED

FILE BOX 19B
04-06-001-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th day of June, 2004

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
STACY J. CARTER and JEFFREY P. CARTER and LORI J. KELLEY	" NEW OWNER "	181-00-0
(NAME) 2220 Oakleigh Drive	(NAME)	P/O 16.00
(ADDRESS) Murfreesboro, TN 37129	(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, **PAUL E. JOHNSON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STACY J. CARTER and JEFFREY P. CARTER and LORI J. KELLEY AS TENANTS IN COMMON**, 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:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 has been prorated and will be paid by the Grantor(s) herein.

Davidson County DEEDWARR
Recvd: 06/04/04 15:09 3pgs
Fees:18.00 Taxes:1110.00
20040604-0066353

BEING unimproved ☒
Improved ☐ property known as: 6.856 Acres +/- on NOLENSVILLE ROAD, NASHVILLE, TN, .

(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, my hand, this 4th day of June, 2004.

Paul E Johnson

PAUL E. JOHNSON

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 **PAUL E. JOHNSON, UNMARRIED**, the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of June, 2004.

My Commission Expires: 03/31/07

Notary Public

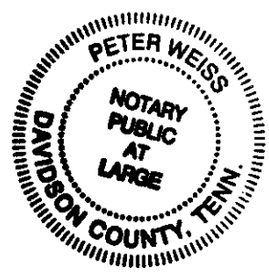


EXHIBIT "A"

Being a tract or parcel of land lying 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 March 7, 2003, as follows:

Beginning at an iron pin found on the easterly right-of-way of Nolensville Pike, said point being the most southwesterly corner of the William D. Dyer et ux Property of record in Deed Book 6663 page 731, Register's Office Davidson County, Tennessee, said point also being the most northwesterly corner of the tract herein described;
Thence with the southerly line of said Dyer Property, and closely following an existing fence, North 59 Degrees 27 Minutes 03 Seconds East a distance of 145.00 feet to an iron pin (old);
Thence continuing North 27 Degrees 20 Minutes 26 Seconds West a distance of 63.13 feet to an iron pin (old) in the southerly line of the William Dyer et ux Property of record in Deed Book 4280 page 311, Register's Office Davidson County, Tennessee;
Thence with the southerly line of said Dyer Property,
North 59 Degrees 44 Minutes 06 Seconds East a distance of 243.65 feet to an iron pipe (old) found at the westerly corner of an open space tract on the plan of Sugar Valley, Section Four, of record at Instrument No. 200005230051444, Register's Office Davidson County, Tennessee;
Thence with a new line, severing said Johnson Property, and with the westerly line of Sugar Valley Residential P.U.D., a boundary plat of which is of record in Plat Book 9700, page 374, Register's Office Davidson County, Tennessee,
South 29 Degrees 00 Minutes 39 Seconds East a distance of 914.80 feet to an iron pin (new);
Thence leaving the line of Sugar Valley P.U.D., and severing said Johnson Property, the following three calls:
North 73 Degrees 41 Minutes 27 Seconds West a distance of 88.72 feet to an iron pin (new);
Thence along a curve to the left having a radius of 430.00 feet through a central angle of 45 Degrees 19 Minutes 12 Seconds, an arc distance of 340.12 feet, said curve having a chord direction of South 83 Degrees 38 Minutes 57 Seconds West and a chord length of 331.32 feet to an iron pin (new)
Thence South 60 Degrees 59 Minutes 21 Seconds West a distance of 47.25 feet to an iron pin set in the easterly right-of-way of Nolensville Pike;
Thence with the right-of-way of Nolensville Pike,
North 29 Degrees 00 Minutes 39 Seconds West a distance of 193.99 feet to an iron pin (new);
Thence with an offset in said right-of-way,
North 60 Degrees 59 Minutes 21 Seconds East a distance of 25.00 feet to an iron pin (new);
Thence North 29 Degrees 00 Minutes 39 Seconds West a distance of 457.76 feet to the Point of Beginning, containing 6.856 acres or 298649 square feet, more or less.

Being a portion of the same property conveyed to Paul E. Johnson by Warranty Deed from Mrs. J.H. Byrd of record in Book 10066 page 73, Register's Office for Davidson County, Tennessee.