Davidson County DEEDWARR
Recvd: 12/30/05 15:52 4 pgs
Fees:23.00 Taxes:162.80

20051230-0157082

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00 .

Cecil D. Branstetter Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF Dec., 2005.

Lori Woods
Notary Public

MY COMMISSION EXPIRES: 3-30-08

(AFFIX SEAL)

LORI WOODS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
BRANSTETTER, STRANCH & JENNINGS, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **BENJAMIN E. JOHNSON AND TATUM H. JOHNSON**	(NAME) **Same**	**Map: 141** **Pt. of Parcel: 41**
(STREET ADDRESS OR ROUTE NO.) **7120 Commonwealth Circle**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **Nashville, TN 37221**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of no dollars and solely as a gift, I, **CECIL D. BRANSTETTER, SR.,** hereinafter called the GRANTOR, have contributed and by these presents do transfer and convey unto **BENJAMIN E. JOHNSON AND WIFE, TATUM H. JOHNSON**, hereinafter called the GRANTEES, their heirs and assigns, a 39% undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows: Description and Depiction in Exhibit A attached hereto.

Grantor Cecil D. Branstetter, Sr. reserves unto himself and to Kay B. Johnson and/or Donald W. Johnson, for each of their lives, the right of first refusal in the event of sale of the property.

Being a part of the same property conveyed to Cecil D. Branstetter by deed from Joseph L. Lackey, Jr., Trustee, of record in Deed Book 5455, Page 881, Register's Office for Davidson County, Tennessee.

This is unimproved property located off Poplar Creek Road in Davidson County, Tennessee.

For the lifetime of Grantor Cecil D. Branstetter, Sr., Grantor expressly reserves the right to continued use of the property for all farming activities, including unfettered ingress and egress to and through such property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, forever, 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 my hand on this 29th day of December, 2005.

By: Cecil D Branstetter, Sr.
CECIL D. BRANSTETTER, SR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the within named **Cecil D. Branstetter, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of Dec., 2005.

Lori Woody
Notary Public

LORI WOODY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires:

5-30-07

November 23, 2005

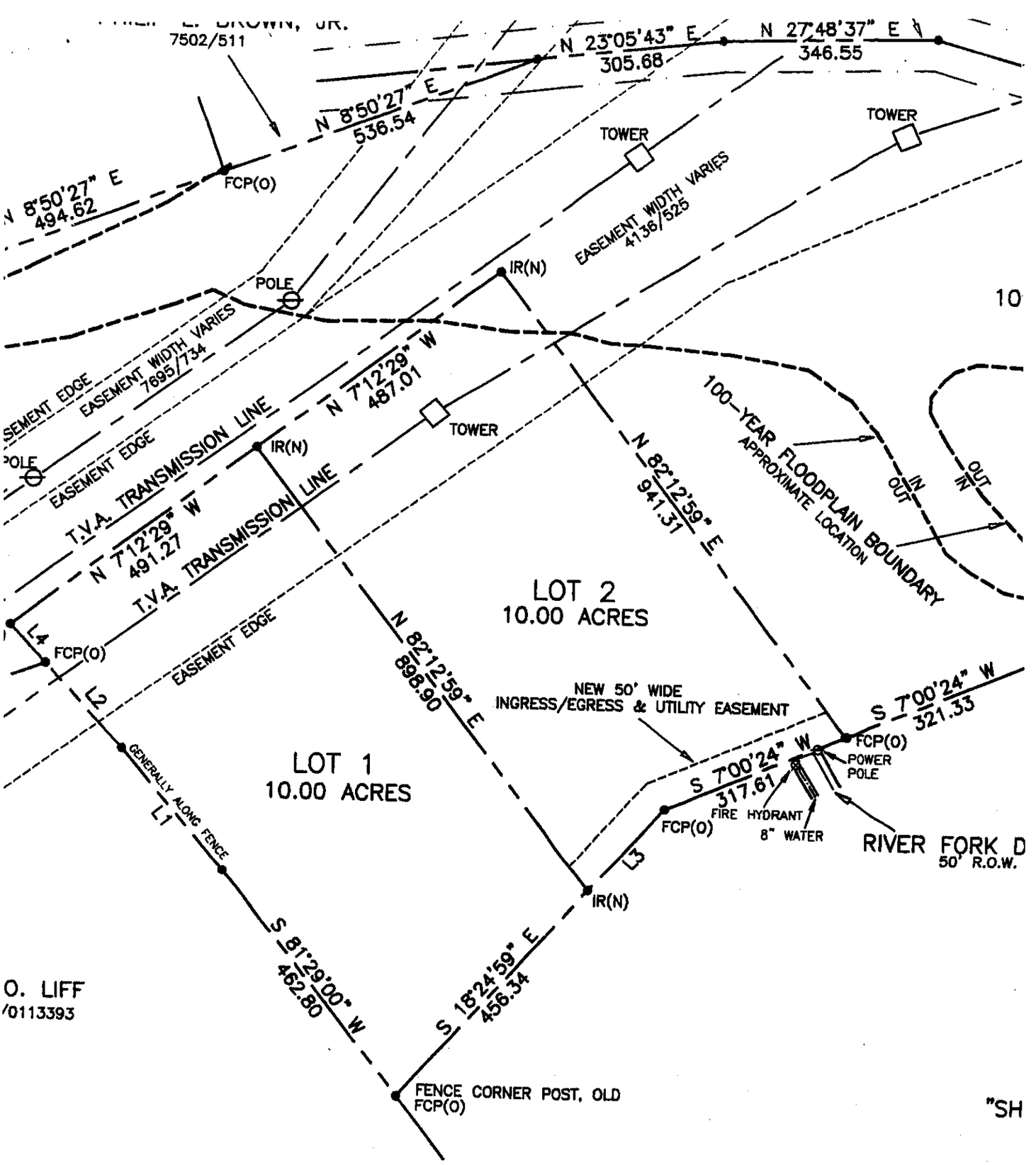
DESCRIPTION OF 10.00 ACRES

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a southeast corner of the larger tract of which this is a part; said fence corner post being at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 487.01 feet to a new iron rod; thence continuing on a new line and generally along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence corner post in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision the following calls:
South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post,
South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Included in the above description is a T.V.A. easement as described in book 4136, page 525 at the Register's Office of Davidson County, TN.

Included across the above described tract is a new 50 feet wide ingress/egress and utility easement described as follows:
Beginning at a new iron rod at the southeast corner of the above described tract; thence with the south line of said tract South 82 degrees 12 minutes 59 seconds West 50.87 feet; thence through said tract the following calls:
North 18 degrees 24 minutes 59 seconds West 184.94 feet,
North 07 degrees 00 minute 24 seconds East 315.69 feet to a point in the north line of said tract; thence with north line North 82 degrees 12 minutes 59 seconds East 51.71 feet to an old fence corner post at the northeast corner of said tract; thence with east lines of said tract and with west lines of "Sheffield" on the Harpeth subdivision the following calls:
South 07 degrees 00 minute 24 seconds West (passing the end of River Fork Drive 50' wide r.o.w.) 317.61 feet to an old fence corner post,
South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning.


7502/511
N 23°05'43" E
305.68
N 27°48'37" E
346.55
N 8°50'27" E
536.54
N 8°50'27" E
494.62
FCP(O)
TOWER
TOWER
EASEMENT WIDTH VARIES
4136/525
POLE
IR(N)
EASEMENT WIDTH VARIES
7695/734
EASEMENT EDGE
EASEMENT EDGE
T.V.A. TRANSMISSION LINE
N 7°12'29" W
487.01
N 7°12'29" W
491.27
T.V.A. TRANSMISSION LINE
IR(N)
TOWER
N 82°12'59" E
941.31
100-YEAR FLOODPLAIN BOUNDARY
APPROXIMATE LOCATION
IN
OUT
OUT
IN
LOT 2
10.00 ACRES
L4
FCP(O)
EASEMENT EDGE
N 82°12'59" E
898.90
NEW 50' WIDE
INGRESS/EGRESS & UTILITY EASEMENT
S 7°00'24" W
321.33
FCP(O)
POWER
POLE
L2
LOT 1
10.00 ACRES
GENERALLY ALONG FENCE
L1
S 7°00'24" W
317.61
FIRE HYDRANT
8" WATER
FCP(O)
L3
RIVER FORK D
50' R.O.W.
IR(N)
S 81°29'00" W
462.80
S 18°24'59" E
456.34
FENCE CORNER POST, OLD
FCP(O)
O. LIFF
/0113393
10
"SH