39-B
1 of 2

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $200,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of March, 2006.

Notary Public
My Commission Expires: 5-23-09

LIANA C. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

THIS INSTRUMENT PREPARED BY:
HOLLINS & ASSOCIATES, PLLC
401 Church Street, Suite 2720
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 03/17/06 14:19 9 pgs
Fees:48.00 Taxes:740.00
20060317-0031201

ADDRESS NEW OWNER:
James Richie
6420 Bresslyn Court
Nashville, Tennessee 37205

SEND TAX BILL TO:

SAME

Map: 118-08; Parcel 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JOHNSON BROTHERS ENTERPRISES, a general partnership, JAMES M. JOHNSON, JR., unmarried, TRACY JOHNSON, a married man, and MARK JOHNSON, a married man, hereinafter the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto JAMES RICHIE AND WIFE, CATHERINE RICHIE, hereinafter the GRANTEES their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

SEE ATTACHED EXHIBIT "B" FOR EXCEPTIONS

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors, representatives and assigns, forever; GRANTORS do further covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their heirs, successors, representatives and assigns, to warrant and forever defend the

title to the said land to the said GRANTEES, their heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Cynthia G. Johnson joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Tracy Johnson.

Beverly S. Johnson joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of Mark Johnson.

WITNESS my hand as of the 8th day of March 2006.

[SIGNATURES AND NOTARY ACKNOWLEDGMENTS TO FOLLOW]

GRANTOR:

JOHNSON BROTHERS ENTERPRISES

By: _____
James M. Johnson, Jr.
General Partner

_____
James M. Johnson, Jr.

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, of the state and county aforesaid, personally appeared James M. Johnson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Johnson Brothers Enterprises, a general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office, this 8th day of March, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

CECIL A SMITH NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared James M. Johnson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

CECIL A SMITH NOTARY PUBLIC AT LARGE CHEATHAM COUNTY

GRANTOR:

JOHNSON BROTHERS ENTERPRISES

By: _____
Tracy Johnson
General Partner

_____
Tracy Johnson

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, of the state and county aforesaid, personally appeared Tracy Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Johnson Brothers Enterprises, a general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office, this 8th day of March, 2006.

_____
Notary Public

My Commission Expires: 3/18/07

CECILA SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Tracy Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2006.

_____
Notary Public

My Commission Expires: 3/18/07

CECILA SMITH NOTARY PUBLIC AT LARGE

GRANTOR:

JOHNSON BROTHERS ENTERPRISES

By: _____
Mark Johnson
General Partner

_____
Mark Johnson

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, of the state and county aforesaid, personally appeared Mark Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Johnson Brothers Enterprises, a general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office, this 8th day of March, 2006.

_____
Notary Public

My Commission Expires: 3/18/07

CECILA SMITH NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TN

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Mark Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2006.

_____
Notary Public

My Commission Expires: 3/18/07

CECILA SMITH NOTARY PUBLIC AT LARGE TN

GRANTOR:

JOHNSON BROTHERS ENTERPRISES

By: _____
McCaw Johnson
General Partner

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, of the state and county aforesaid, personally appeared McCaw Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Johnson Brothers Enterprises, a general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

Witness my hand and official seal at office, this 8th day of March, 2006.

_____
Notary Public

My Commission Expires: 3/18/07



Cynthia G. Johnson

Beverly S. Johnson

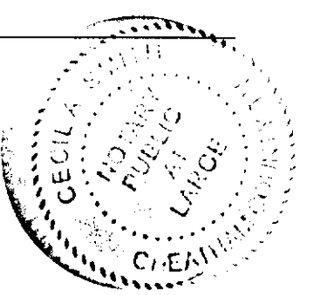
STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Cynthia G. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2006.

Cecil A. Smith
Notary Public

My Commission Expires: 3/18/07



STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Beverly S. Johnson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of March, 2006.

Donna B. Miller
Notary Public

My Commission Expires: 12-19-09



EXHIBIT A

Real Property Description

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Johnson Brothers Enterprises by deed of record in Book 6893, page 493, Register's Office for Davidson County, Tennessee and James M. Johnson, Jr., Tracy Johnson, and Mark Johnson by Trustee's Deed from Michael Gigandet, Trustee for the estate of Martin Johnson, Sr., of record in Book 10469, page 833, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Encroachments, overlaps, boundary line disputes, and any other matter which would be disclosed by an accurate survey and inspection of the premises.

2. City and/or County Taxes for the year 2006 and subsequent years: A lien, not yet due or payable.

3. All matters shown on the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.