STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for
this transfer or value
(whichever is greater)
is $20,000.00.

Debra A. Johnson
Affiant

Subscribed and sworn to before me this
26th day of May, 2006.

CHRISTIAN S. HOFSTETTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: 4-19-2009

Davidson County DEEDWARR
Recvd: 05/30/06 12:33 2 pgs
Fees:13.00 Taxes:74.00
20060530-0063083

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTYS
95 White Bridge Road, Suite 505
Nashville, TN 37205

ADDRESS NEW OWNERS:	SEND TAX BILL TO:	MAP-PARCEL NOS:
Charles T. Johnson, Jr. Debra A. Johnson 6827 Old Hickory Blvd. Whites Creek, TN 37189	Same	Map/Parcel 03900014000

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged **G.C. Garrett and wife, Rose Marie Garrett,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Charles T. Johnson, Jr. and wife, Debra A. Johnson**, hereinafter referred to as Grantees, their successors and assigns, their interest in and to a certain tract or parcel of land situated in the 14th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being Tract No. 1 on a survey dated May 29, 1959, revised February 4, 1961, by Hickerson & Hickerson, Engineers, as follows:

Beginning in the northeasterly margin of Old Hickory Boulevard in the center of a 12 foot access road to this and adjoining property, said beginning point being in the southeasterly line of a 50 acre tract conveyed to Sue T. Viaches, et al., by deed of record in Book 2901, page 50, Register's Office for said County, and running thence along said southeasterly line, North 40 deg. 15' East 218 feet (about three fourths of said distance being along the center of said access road) to a point in the center of a branch; thence along the center of said branch, North 46 deg. 05' West 225 feet to the northeasterly corner of Tract No. 2 on said survey; thence South 31 deg. West 251.2 feet to an iron

pin in the northerly margin of Old Hickory Boulevard; thence South 51 deg. 46' East 180 feet to the beginning; containing 1.1 acres, more or less.

This is unimproved property located on Route #1, 6827 Old Hickory Boulevard, Whites Creek, Tennessee 37189.

Being the same property conveyed to G.C. Garrett by Trustee's Deed from Charles Nelson, Jr., Trustee, of record in Book 4356, page 811, and Identification Reference No. A50483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Taxes for the year 2006, pro-rated and assumed by Grantees, a lien, not yet due and payable; and

(2) Any and all restrictions, easements, encumbrances, and covenants of record.

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 successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantees that they 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 noted above.

And, Grantors further covenant and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, assigns, and representatives, against the lawful claims of all persons, whomsoever. Rose Marie Garrett, spouse of G.C. Garrett, joins in this deed to convey whatever interest, marital or otherwise, she has in the subject property.

WITNESS our hands this 26 day of May, 2006.

G.C. Garrett

G.C. Garrett

Rose Marie Garrett

Rose Marie Garrett

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 **G.C. Garrett and Rose Marie Garrett,** the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26 day of May, 2006.

CHRISTIAN S. HOSTETTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC

My commission expires: 9-19-2009