When recorded return to:

TrustLand Title & Escrow, L.L.C.
1720 West End Ave, Ste 400
Nashville, Tennessee 37203

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William Saunders and wife, Abbe Saunders	New Owner	Map 130.08
4329 Estes Road		Parcel 21
Nashville, TN 37215		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **R. Milton Johnson and Denice D. Johnson, as equal tenants in common,** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Saunders and wife, Abbe Saunders** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oldfield/Williams Subdivision, as of record in Plat Book 6050, page 181, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to R. Milton Johnson and wife, Denice D. Johnson by Warranty Deed from Donald E. Williams and wife, Nancy V. Williams of record in Book 10170, page 109, Register's Office for Davidson County, Tennessee; and further being the same property conveyed from R. Milton Johnson and Denice D. Johnson to Michael D. Sontag, in order to create a tenancy in common, and from Michael D. Sontag to R. Milton Johnson and wife, Denice D. Johnson, as equal tenants in common, by Quitclaim Deed of record in Instrument Number 20050107-0003091.

This conveyance is made subject to: (1) Taxes for 2006 which have been prorated and assumed by the Grantees; (2) Sewer easements of record in Book 4403, page 115 and Book 5487, page 292; and (3) All matters appearing on the plan of record in Plat Book 6050, page 181, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This is improved property commonly known as 4329 Estes Road, Nashville, Tennessee 37215.

Davidson County DEEDWARR
Recvd: 08/03/06 14:07 2 pgs
Fees:13.00 Taxes:3700.00

20060803-0094941

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $1,000,000.00.

Affiant

Subscribed and sworn to before me this 31st day of JULY, 2006.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the 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 set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31ST day of July , 2006.

R. MILTON JOHNSON

DENICE D. JOHNSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared R. MILTON JOHNSON and DENICE D. JOHNSON, with whom I am personally acquainted, (or proved to me on the bass of satisfactory evidence), and who, upon oath, acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31ST day of July, 2006.

Notary Public

My Commission Expires:

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08