STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00. 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 6th day of November, 2006.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES JULY 25, 2010

ROBBIE H. ADCOCK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Davidson County DEEDWARR
Recvd: 11/07/06 10:33 8 pgs
Fees:43.00 Taxes:1850.00
20061107-0138432

ADDRESS NEW OWNER:
J C Nwofia, LLC
1805 Williamson Court
Brentwood, TN 37027

SEND TAX BILL TO:

SAME

Map: 118-16; Parcel 20

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, JAMES M. JOHNSON, JR., a married man, TRACY JOHNSON, a married man, MARK JOHNSON, a married man, AND MCCAW JOHNSON, a married man, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto J C NWOFIA, LLC, a Tennessee limited liability company, hereinafter the GRANTEE, 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.

Barbara Johnson joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of James M. Johnson, Jr.

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.

Donna C. Johnson joins in the execution of this document so as to convey any interest she may have in the subject property as spouse of McCaw Johnson.

WITNESS my hand as of the 6th day of November, 2006.

GRANTOR:

James M. Johnson, Jr.

Barbara Johnson

[SIGNATURES AND NOTARY ACKNOWLEDGMENTS
CONTINUE ON FOLLOWING PAGES]

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 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Barbara 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

Tracy Johnson

Cynthia G. Johnson

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 6th day of November, 2006.

Notary Public

My Commission Expires: 3/18/07

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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2006.

Notary Public

My Commission Expires: 3/18/07

Mark 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 Mark Johnson and wife, 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 he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

McCaw Johnson

Donna C. Johnson

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared McCaw 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 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/18/07

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Donna C. 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 she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 6th day of November, 2006.

Cecil A Smith
Notary Public

My Commission Expires: 3/17/07

EXHIBIT A

Real Property Description

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 73 on the Plan of Sidco Subdivision, Section II, of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 73 fronts 100 feet on the easterly side of Sidco Drive and runs back between parallel lines 230 feet to the center line of the L & N Railroad lead tract right of way.

Being the same property conveyed to James M. Johnson, Jr., Tracy Johnson, Mark Johnson and McCaw Johnson by Quitclaim Deed of record in Book 11089, page 373, Register's Office for Davidson County, Tennessee, as affected by an Affidavit of Correction being recorded simultaneously herewith of record as Instrument Number 20061107-0138431 Register's Office for Davidson County, Tennessee. Said property was previously conveyed by deeds of record in Book 10469, page 836, Book 5940, page 30, Book 5459, page 206 and Book 4954, page 317, 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 2007 and subsequent years: A lien, not yet due or payable.

3. Matters set forth on the Plan of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 2489, page 373, as amended in Book 3789, page 843, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 2486, page 314, Register's Office for Davidson County, Tennessee.

6. Rights, if any, of Suburban Industrial Development Company of record in Book 2499, page 79, Register's Office for Davidson County, Tennessee.

7. Rights reserved of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

8. Railroad Right-of-Way of record in Book 2293, page 555, Register's Office for Davidson County, Tennessee.

9. Easement to City of Nashville of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee.