PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48495
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/16/07 14:30 2 pgs
Fees:13.00 Taxes:3918.30
20070316-0032537

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David T. Johnson Arlene V. Johnson 1200 Beddington Park Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 15902004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,059,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linn H. McCain and spouse, Catherine Dale McCain**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David T. Johnson and spouse, Arlene V. Johnson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Lot No. 58 on the plan of Hound's Run, of record in Book 6900, page 167-171, Register's Office for said County.

Said Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 feet on the northerly line and 276.20 feet on the westerly line to a point of intersection.

Being the same property conveyed to Linn H. McCain and spouse, Catherine Dale McCain by deed from Billy T. Lynch, Jr., and spouse, Rita F. Lynch of record in Book 10418, page 992, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 167 - 171, said Register's Office, which Plan shows a building envelope and a 20 foot easement for public utility and drainage purposes along the rear line(s) And a 10 foot easement public utility and drainage purposes along the easterly and southerly lines of said lot and a landscape and utilities easement of undetermined width across the southwesterly corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845 By-Laws in Doc. No. 20060206-0014746, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 1200 Beddington Pr, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of March, 2007.

Linn H. McCain

Catherine Dale McCain

State of TENNESSEE
County of DAVIDSON

On this 15th day of March, 2007 , before me the undersigned authority, personally appeared Linn H. McCain and Catherine Dale McCain , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,059,000.00

Affiant

Sworn and subscribed before me this the 15th day of March, 2007

My Commission Expires: 11-22-10

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public