WARRANTY DEED

G-BOA-07-7990

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/20/07 12:31 2 pgs
Fees:13.00 Taxes:1147.00
20070320-0033822

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Petter J. Kihlberg	Bank Of America	
6759 Cold Stream Drive	(NAME) 900 W. Trade Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28255-0001	155-7-B-29.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD W. JOHNSON, A GENERAL CONTRACTOR, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PETTER J. KIHLBERG AND WIFE, COURTNEY J. KIHLBERG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 12, FINAL PLAT OF POPLAR CREEK ESTATES, SECTION B-1, PHASE V (HIGHLANDS OF ALLENS GREEN), as shown on plat of record in Plat Book 9700, Page 716, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Donald W. Johnson, General Contractor, LLC, a Tennessee limited liability company by Warranty Deed from French River Development Company, LLC, a Tennessee limited liability company, recorded on the 23rd day of June, 2006 in Instrument No. 20060623-0075539, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Donald W. Johnson, General Contractor, LLC, a Tennessee limited liability company by Warranty Deed from French River Development Company, LLC, a Tennessee limited liability company, recorded on the 23rd day of June, 2006 in Instrument No. 20060623-0075539, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to those of record in Book 9472, page 824; Book 10425, page 93; Book 6662, page 433; Book 6804, page 536; Book 11356, page 662; Inst. No. 20040524-0060854; Book 7120, page 125; Book 10480, page 807; Inst. No. 20030513-0064544; Book 9700, page 716, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6759 Cold Stream Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th day of March, 2007.

Donald W. Johnson by Kay Branstetter Johnson
Attorney in Fact

Donald W. Johnson by Kay Branstetter Johnson,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

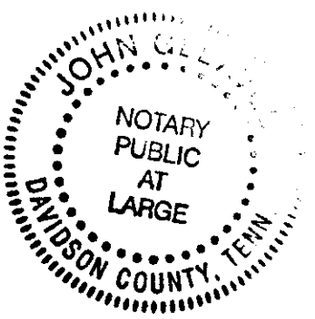
On this the 15th day of March, 2007, before me personally appeared Kay Branstetter Johnson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald W. Johnson, a General Contractor, LLC and who acknowledged he/she/they executed the same as the free act and deed of the said Donald W. Johnson, a General Contractor, LLC.

**Power of Attorney is recorded in Instrument No. 20070319-0032827, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 15th day of March, 2007.

Notary Public

My Commission Expires: 7-24-10



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903