WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF May, 2007

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston Templet (NAME)	**Same as New Owner**	03900032000
544 Nashville Pike # 123 ~~5012 Clarksville Pike~~	(NAME)	
Gallatin, TN (ADDRESS) **37066** ~~Whites Creek, TN 37189~~	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LBJ Development, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winston Templet

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at a point in the northeasterly margin of Clarksville Highway, said point being the southwesterly corner of the herein described property and the northwesterly corner of the Stanley Walker and William Curtis property described as Tax Map 39, Parcel 71 on a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc. dated 11/1/05; thence leaving the margin of Clarksville Highway a/k/a Clarksville Pike, N 59 deg. 30' E. a distance of 848 feet to a point; thence N 21 deg. 15' 51" W. a distance of 245 feet to a point; thence N 53 deg. 23' 17" E. a distance of 565 feet to a point; thence N 87 deg. W. a distance of 680 feet to a point; thence S 28 deg. 30' W a distance of 655 feet, more or less to a point; thence S 87 deg. E. a distance of 320 feet, more or less to a point; thence S 21 deg. 30' E. a distance of 149 feet to a point; thence S. 59 deg. 30' W. a distance of 566 feet to a point situated in the northeasterly margin of Clarksville Pike; thence with the margin of Clarksville Pike S 37 deg. E. a distance of 16 feet to the point of beginning and containing 8.0 acres, more or less.

Being the same property conveyed to LBJ Development, Inc. by Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac") recorded December 6, 2005 as Instrument No. 20051206-0146648 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2007 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF CLARKSVILLE HIGHWAY AND SUBJECT TO DECLARATION OF RECIPROCAL EASEMENTS OF RECORD IN BOOK 8228, PAGE 780, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5012 Clarksville Pike, Whites Creek, TN 37189
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 22nd day of May, 2007

LBJ Development, Inc.
By: Lois Johnson, President

Davidson County DEEDWARR
Recvd: 05/23/07 11:09 2 pgs
Fees:13.00 Taxes:351.50

20070523-0061527

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Lois Johnson and _____ with whom I am personally acquainted and who upon ~~his~~ her oath(s) acknowledged herself ~~themselves~~ to be the President ~~respectively~~ of the LBJ Development, Inc. the within named bargainor, a ~~an~~ corporation, and that she as such President ~~respectively~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Lois Johnson as such President ~~executing the same by the said~~ as such ~~themselves~~.

Witness my hand and official seal at office at Madison, TN on this the 22nd day of May, 2007 .

My commission expires 3-20-2010

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY