PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 6 day of December, 2007, by and between WILLIAM M. COLSON and KATHERINE L. COLSON, HUSBAND AND WIFE, hereinafter called Grantors, and MICHELE JOHNSON, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, WILLIAM M. COLSON and KATHERINE L. COLSON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto MICHELE JOHNSON, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 0 GRANNY WRIGHT LANE, HERMITAGE, TENNESSEE 37076.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER:

William M. Colson
WILLIAM M. COLSON
Signature of Seller

Katherine L. Colson
KATHERINE L. COLSON
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/10/07 11:16 3 pgs
Fees:18.00 Taxes:519.85

20071210-0142172

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM M. COLSON and KATHERINE L. COLSON, HUSBAND AND WIFE, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Madison, Tennessee, on this the 6 day of December, 2007.

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

MICHELE JOHNSON
3514 Hobson Pike
Hermitage, TN 37076

Property Address:

0 GRANNY WRIGHT LANE, HERMITAGE, TENNESSEE 37076

Person Responsible for Taxes:

Same

Map & Parcel #: MAP 123, PARCELS 78.00 & 71.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$140500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant 12/6/07

Sworn to and subscribed before me, a Notary Public, this 6 day of **December, 2007.**

Denise C. Allis
Notary Public

My Commission Expires: 5/24/2008

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

07-448J

EXHIBIT 'A'

TRACT I:

A TRACT OF LAND IN THE FOURTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEGINNING AT A POINT IN THE PROPERTY LINE BETWEEN THE LANDS OF LEWIS WARD, SR. AND LONA HAMBLIN, WHICH POINT IS 301 FEET SOUTH OF A UNITED STATES GOVERNMENT MONUMENT, WHICH IS THE BEGINNING OF THE TRACT OF LAND HEREIN CONVEYED; THENCE, NORTH 86 DEGREES 20 MINUTES WEST 485 FEET TO A POINT, THE NORTHWEST CORNER OF THE LEWIS WARD, JR. TRACT; THENCE SOUTH 4 DEGREES WEST 330 FEET TO A POINT IN THE NORTH LINE OF THE BALLENTINE TRACT; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 484.7 FEET TO A POINT IN THE LONA HAMBLIN TRACT, BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN CONVEYED; THENCE, NORTH 4 DEGREES EAST 330 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.67 ACRES, MORE OR LESS.

TRACT II:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, NORTH 4 DEGREES EAST 330 FEET +/- ALONG AND WITH THE UNITED STATES GOVERNMENT PROPERTY TO A POINT; THENCE, SOUTH 86 DEGREES 20 MIN EAST 860 FEET +/- TO AN IRON PIN; THENCE, SOUTH 4 DEGREES EAST 330 FEET +/- TO AN IRON PIN; THENCE NORTH 86 DEGREES 20 MIN EAST 860 FEET +/- TO THE POINT OF BEGINNING AND CONTAINING 6.6 ACRES, MORE OR LESS.

TRACT III:

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AS SHOWN ON A SURVEY BY RALPH W. C. LAMBERT, DATED MARCH 14, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE WESTERLY COMMON CORNER OF THE LEWIS WARD, SR. PROPERTY AND THE ELVIS BALLENTINE PROPERTY; THENCE, SOUTH 86 DEGREES 20 MINUTES EAST 435.0 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LEWIS WARD, SR. PROPERTY; THENCE, SOUTH 4 DEGREES WEST 238.2 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF UNITED STATES GOVERNMENT PERCY PRIEST TRACT #602; THENCE NORTH 72 DEGREES 20 MINUTES EAST WITH THE NORTHERLY BOUNDARY OF SAID TRACT #602; 422.2 FEET TO A CONCRETE MONUMENT; THENCE, NORTH 4 DEGREES EAST 163 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.0 ACRES.

BEING the same property conveyed to WILLIAM M. COLSON and KATHERINE L. COLSON, HUSBAND AND WIFE, by Warranty Deed from TRAVIS K. PARDUE AND KRISTEN M. PARDUE, of record in Instrument Number 20070607-0068455, Register's Office for DAVIDSON County, Tennessee.

The prior Warranty Deed, of record in Instrument Number 20070607-0068455, said Register's Office (as well as the three prior vesting deeds), recited an exception for Deeds to The United States of America to be excluded from the property conveyed to the Grantee. This was an erroneous statement as the deeds to The United States of America came out of larger parcels. In order to correct the legal description and convey the correct property in this deed, this exception is being removed.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (Map 123, Parcel 78.00). (TRACT I)

2. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (Map 123, Parcel 71.00). (TRACT II & III)

3. Easement for Road Right of Way of record in Book 3838, page 35, Register's Office for DAVIDSON County, Tennessee.

4. Easement for Road Right of Way of record in Book 5419, page 668, Register's Office for DAVIDSON County, Tennessee.

5. Right-of-Way as referenced in Lova and Affection Deed of record in Book 4515, page 497, Register's Office for DAVIDSON County, Tennessee.