21087-4A
Box 14A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$1,714,[illegible].00.** Affiant Subscribed and sworn to before me, this the 20th day of December, 2007. Notary Public My commission expires: 3/22/09 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David E. Johnson	**New Owner**	**Map 155 Parcel 281.00**
4414 Tyne Blvd.		
Nashville, TN 37215		

Davidson County DEEDWARR
Recvd: 12/27/07 12:54 2 pgs
Fees:13.00 Taxes:6345.39
20071227-0147943

FOR AND IN 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,

Gary W. Chapman

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

David E. Johnson

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 the Thirty-Fifth Councilmanic District of Davidson County, Tennessee, and also being a portion of the land conveyed to Gary W. Chapman, as of record in Instrument No. 20001109-0111525, R.O.D.C., TN, being generally located north of Collins Road and being a/k/a Lot 3 as shown on the survey of the Gary W. Chapman, Collins Road property, being more particularly described as follows:

Beginning at an existing iron pin at the Southwest corner of said Gary W. Chapman, and being the Northwest corner of McCrory Trace Estates, as of record in Plat Book 6900, Page 723, R.O.D.C., and also being on the easterly line of Heardon Family Partners, L.P., as of record in Deed Book 3645, Page 475, R.O.D.C.,

Thence, with the westerly line of said Heardon Family Partners, L.P., North 04 degrees 39 minutes 52 seconds East for a distance of 686.99 feet to an iron pin on the westerly line of Heardon Family Partners, L.P., as of record in ID# 200011090111525 R.O.D.C.;

Thence, with the lines of said Heardon Family Partners, L.P., the following calls:

North 54 degrees 48 minutes 30 seconds East for a distance of 211.30 feet to an iron pin; North 29 degrees 42 minutes 20 seconds East for a distance of 294.75 feet to an iron pin; North 09 degrees 04 minutes 45 seconds East for a distance of 166.10 feet to an iron pin; North 32 degrees 14 minutes 15 seconds East for a distance of 120.45 feet to an iron pin; North 47 degrees 09 minutes 05 seconds East for a distance of 134.35 feet to an iron pin; North 83 degrees 13 minutes 30 seconds East for a distance of 93.00 feet to an iron pin;

Thence, leaving said Heardon Family Partners, L.P., with a severance line through said Gary W. Chapman the following calls:

South 05 degrees 21 minutes 37 seconds West for a distance of 798.82 feet to an iron pin; South 84 degrees 14 minutes 57 seconds East for a distance of 772.10 feet to an iron pin; North 28 degrees 54 minutes 53 seconds East for a distance of 67.22 feet to an iron pin; North 09 degrees 39 minutes 21 seconds East for a distance of 439.31 feet to an iron pin; North 04 degrees 14 minutes 55 seconds West for a distance of 671.85 feet to an iron pin on the lines of said Heardon Family Partners, L.P.;

Thence, with the lines of said Heardon Family Partners, L.P., North 38 degrees 11 minutes 25 seconds East for a distance of 194.95 feet to an iron pin on the southerly line of D.G. Walden, etux, as of record in Deed Book 8572 Page 281, R.O.D.C.;

Thence, with the southerly line of said D.G. Walden, etux, the following calls:

South 86 degrees 30 minutes 00 seconds East for a distance of 200.00 feet to an iron pin; South 75 degrees 52 minutes 20 seconds East for a distance of 119.34 feet to an iron pin on the southerly line of Allens Green Section Two, as of record in Plat Book 9700, Page 109, R.O.D.C.;

Thence, with the southerly line of said Allens Green Section Two, the following calls:

South 65 degrees 13 minutes 04 seconds East for a distance of 151.62 feet to an iron pin; South 83 degrees 24 minutes 32 seconds East for a distance of 177.09 feet to an iron pin; South 81 degrees 26 minutes 22 seconds East for a distance of 212.30 feet to an iron pin; South 83 degrees 59 minutes 03 seconds East for a distance of 165.01 feet to an iron pin; South 89 degrees 56 minutes 21 seconds East for a distance of 344.05 feet to an iron pin on the westerly line of Poplar Creek Estates, as of record in Plat Book 7900, Page 993, R.O.D.C.;

Thence, with said westerly line of Poplar Creek Estates the following calls: South 00 degrees 11 minutes 00 seconds West for a distance of 650.00 feet to an iron pin; South 03 degrees 50 minutes 00 seconds West for a distance of 317.29 feet to an Iron pin;

Thence, leaving said Poplar Creek Estates, with a severance line through said Gary W. Chapman the following calls:

North 87 degrees 26 minutes 53 seconds West for a distance of 262.91 feet to an iron pin; South 04 degrees 54 minutes 45 seconds East for a distance of 238.39 feet to an iron pin; South 48 degrees 47 minutes 17 seconds West for a distance of 140.35 feet to an iron pin; South 89 degrees 56 minutes 31 seconds West for a distance of 393.09 feet to an iron pin; South 16 degrees 13 minutes 47 seconds East for a distance of 85.99 feet to an iron pin; South 09 degrees 34 minutes 17 seconds East for a distance of 148.38 feet to an iron pin; South 15 degrees 53 minutes 53 seconds East for a distance of 146.23 feet to an iron pin; South 20 degrees 22 minutes 55 seconds East for a distance of 223.07 feet to an iron pin on the northerly Right-of-way line of Collins Road;

Thence, with the northerly Right-of-way line of Collins Road, North 86 degrees 48 minutes 25 seconds West for a distance of 494.34 feet to an iron pin on the northerly line of McCrory Trace Estates, as of record in Plat Book 6900, Page 723, R.O.D.C.;

Thence, with the northerly line of said McCrory Trace Estates, the following calls: North 85 degrees 11 minutes 45 seconds West for a distance of 816.00 feet to an iron pin; North 85 degrees 30 minutes 45 seconds West for a distance of 289.75 feet to an iron pin; North 86 degrees 43 minutes 20 seconds West for a distance of 288.25 feet to an iron pin; North 85 degrees 36 minutes 30 seconds West for a distance of 393.54 feet to an iron pin at the point of beginning; said property contains 78.93 acres more or less.

Being the same property conveyed to Gary W. Chapman by Deed from William J. Woods, of record in Instrument No. 20071227-0147942 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to restrictive covenants of record in Book 11303, Page 563, amended in Instrument No. 20001109-0111524, restrictive covenants for a Mother-In-Law apartment of record in Instrument No. 20020621-0075209, and for Detached Structure of record in Book 20030822-0122177, Register's Office of Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

The property conveyed herein is not the place of residence of the Grantor or his spouse.

This is Improved (___) Unimproved (__X__) property, known as: **8382 Collins Road, Nashville, TN 37221**

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/our hand(s) this **20th** day of **December, 2007.**

Gary W. Chapman

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary W. Chapman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **December, 2007.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09