Davidson County DEEDWARR
Recvd: 12/28/07 14:20 4 pgs
Fees:13.00 Taxes:74.00

20071228-0148536

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Cecil D. Branstetter, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 2007.

Notary Public

MY COMMISSION EXPIRES:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 2, 2011

THIS INSTRUMENT PREPARED BY
BRANSTETTER, STRANCH & JENNINGS, PLLC, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

| NAME & ADDRESS OF PROPERTY OWNER | NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES | MAP-PARCEL NOS |
|---|---|---|
| (NAME) **BENJAMIN E. JOHNSON AND TATUM H. JOHNSON** | (NAME) **Same** | **Map: 141 Pt. of Parcel: 41** |
| (STREET ADDRESS OR ROUTE NO.) **6769 Cold Stream Drive** | (STREET ADDRESS) | |
| (CITY) (STATE) (P.O. ZIP) **Nashville, TN 37221** | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of no dollars and solely as a gift, I, **CECIL D. BRANSTETTER, SR.,** hereinafter called the GRANTOR, have contributed and by these presents do transfer and convey unto **BENJAMIN E. JOHNSON AND WIFE, TATUM H. JOHNSON**, hereinafter called the GRANTEES, their heirs and assigns, a 19% undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows: Description and Depiction in Exhibit A attached hereto. As a result of this conveyance, the GRANTEES now own 100% of the property.

Grantor Cecil D. Branstetter, Sr. reserves unto himself and to Kay B. Johnson and/or Donald W. Johnson, for each of their lives, the right of first refusal in the event of sale of the property.

Being a part of the same property conveyed to Cecil D. Branstetter by deed from

Joseph L. Lackey, Jr., Trustee, of record in Deed Book 5455, Page 881, Register's Office for Davidson County, Tennessee.

This is unimproved property located off Poplar Creek Road in Davidson County, Tennessee.

**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. I do covenant with said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, forever, 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 on this 21st day of December, 2007.

By: Cecil D Branstetter, Sr
**CECIL D. BRANSTETTER, SR.**

**STATE OF TENNESSEE** }
**COUNTY OF DAVIDSON** }

Personally appeared before me, the within named **Cecil D. Branstetter, Sr.**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

**WITNESS** my hand and official seal at Nashville, Tennessee, on this the 21st day of December, 2007.

TERI L. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**Notary Public**

**My Commission Expires:**

5/2/11

My Commission Expires MAY 2, 2011

 LOT 2 BENSON W

November 23, 2005

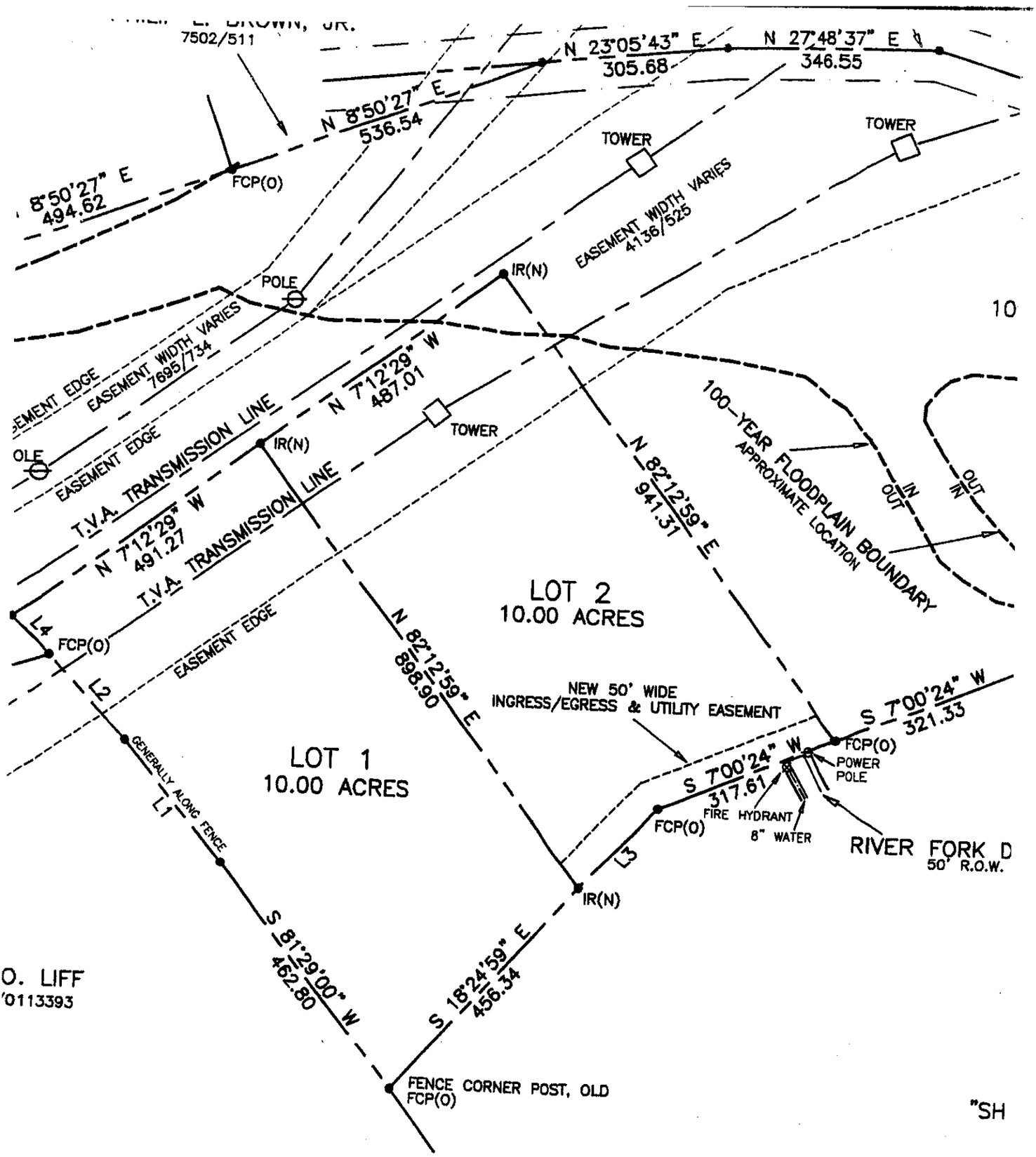
DESCRIPTION OF 10.00 ACRES

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at a new iron rod which is located North 18 degrees 24 minutes 59 seconds West 456.34 feet from an old fence corner post at a southeast corner of the larger tract of which this is a part; said fence corner post being at a southwest corner of "Sheffield" on the Harpeth subdivision and in the north line of Liff; thence on new lines through Branstetter the following calls:
South 82 degrees 12 minutes 59 seconds West 898.90 feet to a new iron rod,
North 07 degrees 12 minutes 29 seconds West 487.01 feet to a new iron rod; thence continuing on a new line and generally along a fence North 82 degrees 12 minutes 59 seconds East 941.31 feet to an old fence corner post in a west line of "Sheffield" on the Harpeth subdivision; thence with said subdivision the following calls:
South 07 degrees 00 minute 24 seconds West 317.61 feet to an old fence corner post,
South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning and containing 10.00 acres.

Included in the above description is a T.V.A. easement as described in book 4136, page 525 at the Register's Office of Davidson County, TN.

Included across the above described tract is a new 50 feet wide ingress/egress and utility easement described as follows:
Beginning at a new iron rod at the southeast corner of the above described tract; thence with the south line of said tract South 82 degrees 12 minutes 59 seconds West 50.87 feet; thence through said tract the following calls:
North 18 degrees 24 minutes 59 seconds West 184.94 feet,
North 07 degrees 00 minute 24 seconds East 315.69 feet to a point in the north line of said tract; thence with north line North 82 degrees 12 minutes 59 seconds East 51.71 feet to an old fence corner post at the northeast corner of said tract; thence with east lines of said tract and with west lines of "Sheffield" on the Harpeth subdivision the following calls:
South 07 degrees 00 minute 24 seconds West (passing the end of River Fork Drive 50' wide r.o.w.) 317.61 feet to an old fence corner post,
South 18 degrees 24 minutes 59 seconds East 183.05 feet to the point of beginning.




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