THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
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MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***300,000.00.

Affiant

Subscribed and sworn to before me this 21st day of January, 2008.

Notary Public

My Commission Expires: 4.30.09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Richard A. Johnson, Jr. 5801 Old Harding Road Nashville, Tennessee 37205	Richard A. Johnson, Jr. P.O. Box 50589 Nashville, Tennessee 37205	(Tract I) MAP 130-01-0 PARCEL 209.00 (Tract II) MAP 130-01-0 PARCEL 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and 00/100 Dollars ($***300,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Johnson Partners, a Tennessee general partnership, whose sole general partners are James Johnson, Lawrence Johnson, Donald Johnson, Carl Johnson and Richard Johnson, (hereinafter called the "GRANTOR"), has bargained and sold, and by these presents do transfer and convey unto Richard A. Johnson, Jr. and wife, Dawn 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:

TRACT I:

BEING Lot No. 3 on the Partition Plat of Johnson Partners Subdivision of Lot No. 3 on the unrecorded Map of Althauser & Bransford's Subdivision of Lot No. A-2 on the Map of Highlands of Belle Meade No. 2 of record in Book 843, page 18, R.O.D.C., TN., of record as Instrument No. 20071129-0138523, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin in the northeasterly margin of the right of way of Old Harding Pike, said iron pin being at the northwesterly corner of Lot No. 3 and the northeasterly corner of the newly created Lot No. 4 of the Johnson Partners Plat record as Instrument No. 20071129-013823 in the Register's Office for Davidson County, Tennessee; thence N 41 deg. 54 min. 27 sec. E 44.7 feet along the right of way of Old Harding Pike to an iron pin in an area drain; thence leaving said right of way S 48 deg. 38 min. 16 sec. E 118.24 feet to a point; thence S 32 deg.

07 min. 28 sec. W 45.21 feet to an iron pin set; thence N 48 deg. 41 min. 12 sec. W 125.92 feet to the point of beginning, containing 5,454.286 square feet or 0.1252 acres, more or less.

BEING part of the same property conveyed to Johnson Partners, a Tennessee general partnership, by Quitclaim Deed dated April 10, 1997, from James Leo Johnson, of record in Book 10424, page 912, in the Register's Office for Davidson County, Tennessee.

TRACT II:

BEING Lot No. 2 on the unrecorded subdivision of part of Tract A-2 as shown on a revised plan of Highlands of Belle Meade No. 2 as of record in Book 843, page 18, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin found in area drain on the easterly margin of Old Harding Pike, said iron pin being the northwesterly corner of Lot No. 3 as shown on the Johnson Partners Subdivision Plat of record as Instrument No. 20071129-0138523 in the Register's Office for Davidson County, Tennessee, and the northwesterly corner of Lot No. 2, part of Lot A-2 of the Plan of Highlands of Belle Meade as of record in Book 843, page 18, in the Register's Office for Davidson County, Tennessee; thence along the easterly margin of Old Harding Pike N 41 deg. 54 min. 16 sec. E 127.05 feet to an iron pin; thence S 48 deg. 09 min 31 sec. E 96.50 feet to an iron pin found; thence S 32 deg. 07 min. 28 sec. W 127.89 feet to a point; thence N 48 deg. 38 min. 16 sec. W 118.24 feet to the point of beginning, containing 13,592.615 square feet or 0.312 acres, more or less.

BEING the same property conveyed to Johnson Partners, a Tennessee general partnership, by Quitclaim Deed dated December 4, 1998, from James Leo Johnson, of record in Book 11252, page 205, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5801 Old Harding Road, Nashville, Tennessee 37205

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.

GRANTOR COVENANTS with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Highlands of Belle Meade of record in Book 843, page 18, in the Register's Office for Davidson County, Tennessee, and matters, if any, shown on the Partition Plat of Johnson Partners Subdivision of record as Instrument No. 20071129-0138523 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of January, 2008, as the general partners of the herein named partnership.

JOHNSON PARTNERS,
a Tennessee general partnership

By: _____
James Johnson

By: _____
Lawrence Johnson

By: _____
Donald Johnson

By: _____
Carl Johnson

By: _____
Richard Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, James Johnson, Lawrence Johnson, Donald Johnson, Carl Johnson and Richard Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of Johnson Partners, the within named bargainor, a partnership, and that they as such General Partners, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership as a general partners.

WITNESS my hand and official seal this 21st day of January, 2008.

_____
Notary Public

My Commission Expires: 9/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY