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 15th day of February, 2008, by and between KARL JOHNSTON and SUE WALKER JOHNSTON, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES GRAEME MAXWELL and SINDY SUE MAXWELL, HUSBAND AND WIFE, hereinafter called Grantees.

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, KARL JOHNSTON and SUE WALKER JOHNSTON, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JAMES GRAEME MAXWELL and SINDY SUE MAXWELL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 improved property known as 5.06 +- ACRES, WHITES CREEK PIKE, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their 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.

SELLERS:

KARL JOHNSTON
Signature of Seller

SUE WALKER JOHNSTON
Signature of Seller

Davidson County DEEDWARR
Recvd: 02/20/08 14:05 3 pgs
Fees:18.00 Taxes:296.00

20080220-0016693

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, KARL JOHNSTON and SUE WALKER JOHNSTON, 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 15th day of February, 2008.

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

Name and Address of Property Owner:

JAMES GRAEME MAXWELL and SINDY SUE MAXWELL

5.06 +- ACRES, WHITES CREEK PIKE
JOELTON, TN 37080

Property Address:

5.06 +- ACRES, WHITES CREEK PIKE, JOELTON, TN 37080

Person Responsible for Taxes:

James & Sindy Maxwell
7510 Whites Creek Pike
Joelton, Tn. 37080

Map & Parcel #: MAP 015, PARCEL 020.00

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 **$80000.00** 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

Sworn to and subscribed before me, a Notary Public, this 15th day of **February, 2008.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 08-2106

EXHIBIT 'A'

Land in Davidson County, Tennessee, being a 5.06 acre tract of land and being a portion of Map 15, parcel 20, on the Davidson County Tax Maps and being more particularly described as per a survey by Fisher & Arnold, Inc., William M. Keel, TN RLS No. 990, dated 12-19-06, as follows:

Beginning at an iron pin located at the southeasterly corner of the property conveyed to David S. Martin and wife, by Deed of record in Book 11628, page 382, Register's Office for Davidson County, Tennessee; thence, with the easterly margin of the Martin property, North 02 deg. 16 min. 52 sec. East, 966.00 feet, passing Benmark's southeast corner at 832.33 feet, to an iron pin in the easterly boundary of the property conveyed to Gary Benmark by Deed of record in Book 5233, page 656, said Register's Office; thence, with Benmark's easterly boundary, the following courses; North 56 deg. 12 min. 52 sec. East, 99.00 feet to an iron pin; North 02 deg. 16 min. 52 sec. East 132.00 feet to an iron pin; North 01 deg. 16 min. 52 sec. East, 74.58 feet to an iron pin; North 50 deg. 46 min. 52 sec. East, 148.47 feet to an iron pin; thence, leaving the Benmark property, and along a new line created by this survey, South 02 deg. 16 min. 52 sec. West 1,331.52 feet to an iron pin; thence, North 87 deg. 00 min. 00 sec. West 190.0 feet to the point of beginning, containing 5.06 acres, more or less.

Being a portion of the same property conveyed to KARL JOHNSTON and SUE WALKER JOHNSTON, HUSBAND AND WIFE, by Quitclaim Deed from SUE WALKER JOHNSTON, of record in BOOK 9304, PAGE 388, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 015, PARCEL 020.00).
2. Any and all other matters appearing of record in the Register's Office for Davidson County, Tennessee.

3. Subject to rollback taxes under the Greenbelt assessment as per T.C.A. 67-5-1001, et seq.