Davidson County DEEDWARR
Recvd: 05/19/08 09:20 3 pg
Fees:18.00 Taxes:214.60
20080519-0050859

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $58,000.00.

Chad D Johnson
Affiant

Sworn to and subscribed before me on this the 15 day of May, 2008.

Curtis M Lincoln
NOTARY PUBLIC

My Commission Expires: 4-23-09

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Chad D. Johnson	Same as Owner	PO 030-00 0 063.00
2003 Oak Hall Court		
Mt. Juliet, TN 37122		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **CHAD D. JOHNSON and wife, NICOLE L. JOHNSON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING located in the 14th Civil District, Davidson County, Tennessee, on the South side of Seymour Hollow Road, and being a portion of the property of record in Instrument Number 20060814-0099694, Register's Office, Davidson County, Tennessee, See Tax Map 30, Parcel 63.00 P/O, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

TRACT #4: BEGINNING at an iron rod in the South margin of Seymour Hollow Road, same being the Northeast corner of Tract #5 of the Hopkins property (5.20 acres as per survey of same date) and the Northwest corner of this tract, also being North 81 degrees 06 minutes 29 seconds East 514.63 feet from a 14-inch walnut tree in the East boundary of Jason K. Forrest (IN #20030312-0033005, RODCT) as you measure along said margin; thence with said margin North 81 degrees 06 minutes 29 seconds East 124.00 feet to an iron rod in said margin; thence leaving road with line of Tract #3 of the Hopkins property (5.64 acres as per survey of same date) South 01 degree 57 minutes 40 seconds West 1257.19 feet to an iron rod; thence with line of Martha Swah (IN #20020619-0074092, RODCT) South 67 degrees .09 minutes 45 seconds West 80.81 feet to a large stump; thence South 87 degrees 28 minutes 29 seconds West 126.84 feet to a large oak tree; thence North 84 degrees 55 minutes 28 seconds West 133.87 feet to an iron rod; thence with line of said Tract #5

North 19 degrees 29 minutes 11 seconds East 703.02 feet to an iron rod; thence North 01 degree 57 minutes 40 seconds East 600.00 feet to the point of beginning containing 5.20 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated September 27, 2007.

BEING a portion of the property conveyed to ROBERT JOEL HOPKINS and wife, SARIAH HOPKINS by Deed dated August 4, 2006, and executed by MARJORIE BURTON SAMS and husband, PAUL B. SAMS and recorded as Instrument No. 20060814-0099694, said Register's Office.

Restrictions to Run with the Land for Thirty (30) Years:

1. Mobile Homes and Non-Site Built Homes (single wide, double wide, triple wide, modular and any other classification) are not permitted to be placed on the property at any time. Systems Built Long Homes are permitted and are excluded from this restriction.

2. Future subdividing of any parcel is not permitted. Each parcel is constrained to the size and shape described pursuant to a survey performed by Carroll Carman, TRLS #910 dated September 27, 2007.

3. Storage of junk metal or junk cars on the property is not permitted.

4. Logging of trees, except that considered reasonable and necessary for construction is prohibited.

5. Homes may not be occupied until completion, i.e., when certificate of occupancy (or its equivalent) is issued by the county Codes Department.

This is unimproved property known as --- Seymour Hollow Road, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 15 day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROBERT JOEL HOPKINS

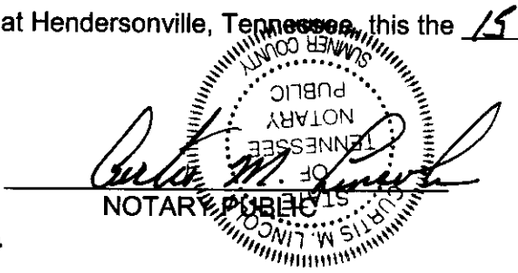
SARIAH HOPKINS

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Robert Joel Hopkins and wife, Sariah Hopkins, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 15 day of May, 2008.



NOTARY PUBLIC

My Commission Expires: 4-22-09