QUITCLAIM DEED

T008-703182 2434 ers RA

THIS INDENTURE, made and entered into as of the 8 day of April, 08, by and between

KAREN P. JOHNSON,
4451 Chandler Rd, Hermitage, TN 37076
Hereinafter referred to as Grantor, and

CHRIS S. JOHNSON and KAREN P. JOHNSON, husband and wife as joint tenants,
4451 Chandler Rd, Hermitage, TN 37076
Hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of ONE DOLLAR ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby DEMISE, RELEASE AND FOREVER QUITCLAIM unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

SEE ATTACHED EXHIBIT "A"

The source of title in Grantor is by deed recorded in the office of the Register of Deeds in Book 8470, at page 619, Instrument Number _____, of Davidson County, Tennessee.

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.

WITNESS, the signatures of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

KAREN P. JOHNSON

PLEASE RECORD 1ST

Recording Requested by &
When Recorded Return To:
US Recordings, Inc.
2925 Country Drive Ste 201
St. Paul, MN 55117
7504545 3-01

Davidson County DEEDQC
Recvd: 05/27/08 10:56 3 pg
Fees:17.00 Taxes:0.00
20080527-0053508

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, KAREN P. JOHNSON, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 8th day of April, 2008.

Gail L. Farley
Notary Public
Commission expires: Aug. 10, 2009

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned notary public of the aforesaid County and State, , the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 8th day of April, 2008

Gail L. Farley
Notary Public
Commission expires: Aug. 10, 2009

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 1.00.

Karen P. Johnson
Affiant

Subscribed and sworn to before me this 8th day of April, 2008

Gail L. Farley
Notary Public
Commission Expires Aug. 10, 2009

GAIL L. FARLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

This instrument was prepared by:

Frank P. Dec, Esq.
8940 Main Street
Clarence, NY 14031

RETURN TO:	SEND TAX BILLS TO: + NEW OWNER	PROPERTY ADDRESS:
CHRIS S. JOHNSON	CHRIS S. JOHNSON	4451 Chandler Road Hermitage, TN 37076
4451 Chandler Road	4451 Chandler Road	MAP PARCEL NO :
Hermitage, TN 37076	Hermitage, TN 37076	75-0 139.00

EXHIBIT A

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL OF LAND, AND IMPROVEMENTS AND APPURTENANCES THERETO IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO WIT:

A PARCEL OF LAND SITUATED IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION SURVEY BY JOHN B. KOHL, III REGISTERED LAND SURVEYOR, TENNESSEE NO. 100, DATED 9 MARCH 1988, AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF CHANDLER ROAD, SAID POINT BEING A COMMON CORNER WITH THE PROPERTY CONVEYED TO HERCHEL GUY SPEARS, ET UX, AS SHOWN OF RECORD IN BOOK 6680, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE SOUTHERLY MARGIN OF CHANDLER ROAD AND ALONG THE COMMON BOUNDARY LINE WITH HERCHEL GUY SPEARS, SOUTH 46° 44' 35" EAST, 743.87 FEET TO A POINT; THENCE NORTH 84° 53' 53" WEST, 453.92 FEET TO A POINT; THENCE, NORTH 46° 12' 8" WEST, 139.51 FEET TO A POINT; THENCE NORTH 80° 28' 19" WEST, 100 FEET TO A POINT; THENCE NORTH 60° 53' 53" WEST 157.52FEET TO A POINT; THENCE NORTH 48° 36' 48" WEST, 10 FEET TO A POINT ON THE SOUTHERLY MARGIN OF CHANDLER ROAD; THENCE ALONG THE SOUTHERLY MARGIN OF CHANDLER ROAD, NORTH 41° 23' 12" EAST, 373.94 FEET TO THE POINT OF BEGINNING. EXCEPTING AND RESERVING ALL THAT CERTAIN PROPERTY ACQUIRED BY DAVID H. PARKER, TRUSTEE FROM FRANK M. POINTER AND WIFE, PAULA J. POINTER AND KAREN F. POINTER BY DEED DATED 02/10/1987 RECORDED 02/11/1987 IN DEED VOLUME 7133 PAGE 740.

Our File No. 081479 ©



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KPS