This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 043150
PARCEL: 131.00
GROUP:

New Owners Address
Send Tax Bills to Same Address:
Paul E. Dailey
500 Cheyenne Blvd, Lot 171
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 08/04/08 13:14 3 pgs
Fees:18.00 Taxes:122.10
20080804-0079987

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2008 between

Larry Kenneth Johnson

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Paul E. Dailey and Lisa M. Franklin
as Tenants in Common With Right of Survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 1: Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being more particularly described as follows;

Beginning at an iron pin new in the Westerly right-of-way line of Larkin Springs Road, at the Southwesterly corner of the TCMC Madison-Portland, Inc. property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 130; thence, with the said right-of-way line, S 7 deg. 47' 21" W, 109.47' to an iron pin old at the Northeasterly corner of the Dennis Joyner, Sr., property of record in Deed Book 1714, Page 37; thence with the Northerly line of said Joyner property, N 82 deg. 39' 20" W, 221.96' to an iron pin old in the Easterly line of the Turning Point Church property of record in Deed Book 1340, Page 91; thence with said line, N 8 deg. 43' 45" E, 108.28' to an iron pin old at the Southwest corner of the aforementioned TCMC property Map 43-15, Parcel 130' thence S 82 deg. 58' 28" E, 220.20' to the point of beginning more or less.

Being a portion of the same property conveyed to Larry Kenneth Johnson by General Warranty Deed dated 12/27/06 from HTI Memorial Hospital Corporation, a Tennessee corporation of record in Instrument Number 20061229-0160997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2008 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Larry Kenneth Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Larry Kenneth Johnson the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $33,000.00.

Affiant

Sworn to and subscribed before me, this 1st day of August, 2008.

Notary Public

My Commission Expires: 11/15/2010

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Michael P. Davis do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael P. Davis

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Christy Y. Lane, a notary public for this county and state, Michael P. Davis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRISTY Y. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 3/21/2009