(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00** Catherine Rogsdale Affiant Subscribed and sworn to before me, this 5th day of May, 2009 Georgette R Kennedy Notary Public MY COMMISSION EXPIRES: 9-19-09 (AFFIX SEAL)

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis D. Hill	SunTrust Mortgage Inc.	33-11
(NAME)	(NAME)	(MAP)
102 Oaklynn Drive	401 Commerce Street, Suite 6100	66.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James M. Johnson, George M. Johnson and Teresa A. Gunselman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Dennis D. Hill, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 227, on the Plan of Primrose Acres Subdivision, Section III, of record in Plat Book 2900, page 71, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to John M. Johnson, Jr. and wife, Alice C. Johnson, by deed from Wright and Sadler, Inc., dated October 7, 1960, of record in Book 3134, page 375, Register's Office for Davidson County, TN. The said Alice C. Johnson having since died.

Said property was further conveyed to John M. Johnson, Jr., Trustee of The John M. Johnson, Jr., Revocable Trust, by Quitclaim Deed from John M. Johnson, Jr. and wife, Frances Johnson, dated July 12, 2007, of record in Instrument No. 20080530-0055102, Register's Office for Davidson County, TN. The said John M. Johnson, Jr. having since died, leaving James M. Johnson, George M. Johnson, and Teresa A. Gunselman as sole beneficiaries of said Trust.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 102 Oaklynn Drive, Madison, Tennessee 37115

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; 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.

BILL GARRETT, Davidson County
Trans:T20090032615 DEEDWARR
Recvd: 05/18/09 11:38 2 pgs
Fees:13.00 Taxes:436.60

20090518-0045381

Witness my/our hand(s) this 5th day of May, 2009.

James M. Johnson by Teresa A. Gunselman Attorney-in-fact

James M. Johnson by Teresa A. Gunselman
As ~~Attorney-in-Fact~~

Teresa A. Gunselman

George M. Johnson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared George M. Johnson and Teresa A. Gunselman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of May, 2009.

Notary Public

JEFF FARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 10, 2009

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Teresa Ann Johnson Gunselman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for James M. Johnson, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James M. Johnson.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 5th day of May, 2009.

Notary Public

JEFF FARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires December 10, 2009

My Commission Expires: