PREPARED BY & RETURN TO:

CALVARY TITLE OF WILSON COUNTY, LLC
1008 MEB CT.
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20090039455 DEEDWARR
Recvd: 06/15/09 08:57 2 pgs
Fees:13.00 Taxes:407.00
20090615-0055054

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Willadene Johnson, unmarried, has this day bargained and sold and does hereby transfer and convey unto Jason Allen, unmarried, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a mortgage loan inspection performed by John Kohl, dated December 14, 1983, and described as follows:

Beginning at a point in the northerly corner of Couchville Pike at a fence post in concrete, the southeast corner of the subject tract: North 80 deg. 43' 44" West to a point 42.73 feet thence North 6 deg. 16' West, 874.18 feet; Southerly 78 deg. 30' 38" East to a point 175.94 feet thence Southerly 69 deg. 44' 58" East to a point 15.48 feet thence Southerly 44 deg. 35' 30" East to a point 151.97 feet thence Southerly 51 deg. 7' 40" East to a point 79.04 feet thence Southerly 32 deg. 10' 59" West to a point 539.23.

Being the same property conveyed to Willadene Johnson, a single person, by deed from Patrick William Bradt and wife, Lee Anne Bradt, dated June 27, 1984, and of record in Book6340, Page 464, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jason Allen, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 9th day of June, 2009.

Willadene Johnson
Willadene Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Willadene Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 9th day of June, 2009.

Kristi Howell
NOTARY PUBLIC
MY COMMISSION EXPIRES 5/23/11

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jason Allen
Affiant

Subscribed and sworn to before me this 9th day of June, 2009.

Kristi Howell
NOTARY PUBLIC

My Commission Expires: 5/23/11

KRISTI HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Map & Parcel No.: 138-12.00

Name and address of new owner:
Send tax bills to:
Jason Allen
3700 Couchville Pike
Hermitage, TN 37076