Space reserved for recording information:

BILL GARRETT, Davidson County
Trans: T20090060393 DEEDWARR
Recvd: 09/02/09 13:55 1 pgs
Fees:13.00 Taxes:495.43
20090902-0082563

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00.

Affiant

SWORN TO AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2009.

(Affix Seal)

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Preparer's File #-09G0847

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
TEN CADILLAC DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mario Calvetti 210 Kennett Road Old Hickory, TN 37138	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, TN 37027	54-14-73

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, **DAVID R. JOHNSON AND WIFE, LINDA S. JOHNSON, TRUSTEES U/A/D December 21, 1993**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **MARIO CALVETTI**, unmarried, hereinafter called the Grantee(s), their heirs, successors, and assigns, that certain tract or parcel of land in **DAVIDSON COUNTY**, STATE OF TENNESSEE, described as follows, to wit:

Tax/ Map ID: 54-14-73

Being Lot No. 171 on the Plan of Brandywine Farms, Section 8, as of record in Book 4460, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 171 fronts 140.5 feet on the southwesterly side of Kennett Road and extends back 320.1 feet on the northwesterly line and 329.4 feet on the southeasterly line, to a line in the rear on which it measures 102.3 feet.

Being the same property conveyed to David Ray Johnson and wife, Linda Sue Johnson by deed at 4846, page 727, filed on 08-26-74, and further conveyed to David R. Johnson and wife, Linda S. Johnson, Trustees U/A/D December 21, 1993 by Quit Claim Deed from David Ray Johnson and wife, Linda Sue Johnson, individually at Book 9196, page 740, filed on 12-22-93, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **210 Kennett Road, Old Hickory, Tennessee 37138**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **31st** day of **August, 2009**:

David R. Johnson, Trustee

Linda S. Johnson, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID R. JOHNSON AND WIFE, LINDA S. JOHNSON, TRUSTEES U/A/D December 21, 1993**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 31st day of August, 2009.

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON