BILL GARRETT, Davidson County
Trans:T20090087894 DEEDWARR
Recvd: 12/31/09 11:28 4 pgs
Fees:23.00 Taxes:160.95
20091231-0118908

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00 .

Cecil D Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December, 2009.

Sara S Goodman
Notary Public

MY COMMISSION EXPIRES: 7/5/2011

(AFFIX SEAL)

SARA S. GOODMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

THIS INSTRUMENT PREPARED BY
BRANSTETTER, STRANCH & JENNINGS, PLLC, 227 Second Avenue, North, 4th Floor, Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) **BENJAMIN E. JOHNSON AND TATUM H. JOHNSON**	(NAME) **SAME**	**Map: 141 Parcel: 41**
(STREET ADDRESS OR ROUTE NO.) **6769 COLD STREAM DRIVE**	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) **NASHVILLE, TN 37221**	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION of no dollars and solely as a gift, I, **CECIL D. BRANSTETTER, SR.,** hereinafter called the GRANTOR, have contributed and by these presents do transfer and convey unto **BENJAMIN E. JOHNSON AND TATUM H. JOHNSON,** hereinafter called the GRANTEES, their heirs and assigns, a 10% undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Description in Exhibit A attached hereto.

Being a part of the same property conveyed to Cecil D. Branstetter, Sr., by Joseph L. Lackey, Jr., Trustee, by deed of record in Deed Book 5455, Page 881, Register's Office for Davidson County, Tennessee.

This is unimproved property located adjacent to the Harpeth River with access on River Fork Drive, in Nashville, Davidson County, Tennessee, subject to a Conservation Easement of

record in Instrument number 20051229-0156458, Register's Office for Davidson County, Tennessee.

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. I do covenant with said GRANTEES that I am 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. I do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, forever, 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 hand on this 28th day of December, 2009.

By: Cecil D Branstetter, Sr.
CECIL D. BRANSTETTER, SR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the within named Cecil D. Branstetter, Sr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who after being duly sworn, executed the within instrument in my presence and acknowledged that he executed said instrument for the purposes contained therein.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 28th day of December, 2009.

Sara S. Goodman
Notary Public

SARA S. GOODMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires JULY 5, 2011

EXHIBIT A

PROPERTY DESCRIPTION

Lying in the 35th Councilmanic District of Davidson County, TN and being a portion of a tract of land belonging to Cecil D. Branstetter as described in book 5455, page 881 (property map 141, parcel 41) at the Register's Office of Davidson County, TN and being more particularly described as follows:

Beginning at an old fence corner post in the north margin of Poplar Creek Road at the southwest corner of the larger tract of which this is a part; thence leaving Poplar Creek Road and with a north line of Potter North 73 degrees 32 minutes 33 seconds West 506.83 feet to a 36 inch beech tree; thence on lines with Abernathy and then Branstetter and generally along a fence the following calls:

North 08 degrees 34 minutes 21 seconds East 953.57 feet,

North 07 degrees 58 minutes 12 seconds East 710.21 feet,

North 09 degrees 10 minutes 09 seconds East 376.63 feet,

North 08 degrees 50 minutes 27 seconds East 494.62 feet to an old fence corner post; thence with Brown North 08 degrees 50 minutes 27 seconds East 536.54 feet to a point in the Harpeth River; thence with the approximate center of the Harpeth River the following calls:

North 23 degrees 05 minutes 43 seconds East 305.68 feet,

North 27 degrees 48 minutes 37 seconds East 346.55 feet,

North 44 degrees 44 minutes 16 seconds East 866.36 feet,

North 48 degrees 33 minutes 04 seconds East 1093.62 feet,

North 76 degrees 57 minutes 47 seconds East 167.58 feet,

South 79 degrees 53 minutes 08 seconds East 185.75 feet,

South 40 degrees 48 minutes 32 seconds East 263.74 feet,

South 43 degrees 27 minutes 40 seconds East 537.31 feet,

South 50 degrees 37 minutes 32 seconds East 468.98 feet; thence leaving said river and on lines with "Sheffield" on the Harpeth subdivision the following calls:

South 47 degrees 11 minutes 26 seconds West (passing over an old concrete monument on south river bank) 259.55 feet to an old fence corner post,

South 71 degrees 02 minutes 32 seconds West 706.67 feet to an old fence corner post,

South 64 degrees 29 minutes 51 seconds West 949.24 feet to an old fence corner post,

South 07 degrees 00 minute 24 seconds West 321.33 feet to an old fence corner post; thence on new lines through Branstetter the following calls:

South 82 degrees 12 minutes 59 seconds West 941.31 feet to a new iron rod,

South 07 degrees 12 minutes 29 seconds East 978.28 feet to a new iron rod,

North 77 degrees 02 minutes 56 seconds East 85.21feet to an old fence corner post; thence on lines with Liff and generally along a fence the following calls:

South 09 degrees 28 minutes 34 seconds West 227.27 feet,

South 08 degrees 08 minutes 32 seconds West 1647.48 feet to an old fence corner post in the north margin of Poplar Creek Road; thence with said north margin along a curve to the left with radius = 577.32 feet, length = 243.23 feet and chord = South 49 degrees 05 minutes 32 seconds West 241.43 feet to the point of beginning and containing 109.10 acres.

EXHIBIT A