WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Scott Johnson
Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2010.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

B-JTG-10-107

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Johnson	Scott Johnson	
105 Rifle Range Rd. → (ADDRESS)	(NAME) (ADDRESS)	
Old Hickory, TN 37138 → (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	053-16-144.00 & 147.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JENNIFER LYNN CARTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT JOHNSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING A PART OF TRACT 5 ON THE UNRECORDED MAP OF LIFE & CASUALTY INSURANCE COMPANY SUBDIVISION NOW OF RECORD AS MAP 53-16 PARCEL 85, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.TRACT I - BEGINNING AT THE POINT WHERE THE EASTERLY BORDER OF RIFLE RANGE ROAD MEETS WITH PARCEL 84 AND PARCEL 85 OF MAP 53-16, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE; AND PROCEEDING NORTHWEST ALONG THAT LINE 61' AND 6" TO THE BEGINNING POINT OF THIS PARCEL. THEN FROM THAT POINT OF BEGINNING, 45 DEGREES EAST 100' TO A POINT ON THE BACK LINE OF THE PROPERTY FORMED BY THE BORDER OF LOT 90 OF MAP 53-16 OF THE PROPERTY FORMED BY THE BORDER OF LOT 90 OF MAP 53-16 REGISTER'S OFFICE OF DAVIDSON COUNTY. THEN 45 DEGREES NORTHEAST, 38' 6" TO A POINT FORMED BY THE INTERSECTION OF LOT 90 AND LOT 85 AND 86 OF MAP 53-16. THEN 45 DEGREES WEST, 100' TO A POINT ON THE EDGE OF RIFLE RANGE ROAD, THEN 45 DEGREES SOUTHEASTERLY, 38' 6" TO THE POINT OF THE BEGINNING OF THIS PARCEL. BEGINNING APPROXIMATELY .85 ACRE.TRACT II - BEGINNING AT A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PROPERTY HERETOFORE CONVEYED BY W. R. FOWLER AND WIFE, WILLIE L. FOWLER TO JOHN D. CARTER AND WIFE, JOHNNIE L. CARTER, AS OF RECORD IN BOOK 6083, PAGE 429, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THENCE WITH CARTER'S EASTERLY LINE NORTHERLY 38-1/2 FEET TO A POINT IN THE NORTHERLY LINE OF FOWLER'S PROPERTY; THENCE WITH SAID LINE EASTERLY 75 FEET TO FOWLER'S NORTHEAST CORNER; THENCE SOUTHERLY WITH FOWLER'S EASTERLY LINE 50 FEET TO A POINT; THENCE NORTHWESTERLY 75-1/2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOHN D. CARTER AND WIFE, JOHNNIE L. CARTER BY DEED FROM NANCY MARTIN OF RECORD IN BOOK 9437, PAGE 643 ON 08/12/1994 AND FILED FOR RECORD ON 08/16/1994, REGISTER'S OFFICE FOR DAVIDSON COUNTY.BEING THE SAME PROPERTY CONVEYED TO JENNIFER LYNN CARTER BY DEED FROM JOHN D. CARTER OF RECORD IN INSTRUMENT 200504120040602 ON 04/05/2005 AND FILED FOR RECORD ON 04/12/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 107 A RIFLE RANGE RD, OLD HICKORY, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100019684 DEEDWARR
Recvd: 04/05/10 15:55 2 pgs
Fees:13.00 Taxes:92.50

20100405-0025339

Witness my/our hand(s) this 2nd day of April, 2010.

Jennifer Lynn Carter

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Lynn Carter, 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 this the 2nd day of April, 2010.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



RETURN TO:
Rudy Title And Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903