*THIS INSTRUMENT PREPARED BY:*
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
130 Fourth Avenue South
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
Fax (615) 261-1055

STATE OF TENNESSEE )
COUNTY OF )
The actual value or consideration, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn to and subscribed before me this 22 day of June, 2010

Notary Public

My Commission Expires: 8.10.10

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

| Address of Owners | Address of Property | Send Tax Bills To | Map-Parcel Nos. |
|---|---|---|---|
| Harry Keith Johnson and Nancy Nash Johnson | 1264 Saxon Drive | Owner | |
| 1315 Saxon Drive | | | 145 06 0 077.00 |
| Nashville, TN 37215 | Nashville, TN 37215 | | |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Two Hundred Fifteen Thousand and 00/100 ($215,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **BBC Holdings, Inc.,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **Harry Keith Johnson, a married man** (Grantees), his heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 14 on the Plan of Final Plat Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BBC Holdings, Inc by Warranty Deed from Tennessee Commerce Bank dated December 9, 2009 and recorded December 16, 1009 of record in Instrument No. 20091216-0114612, Register's Office for Davidson County, Tennessee.

**TO HAVE AND TO HOLD** said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, subject only to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its successors and assigns, to

BILL GARRETT, Davidson County
Trans:T20100039859 DEEDWARR
Recvd: 06/30/10 09:57 2 pgs
Fees:13.00 Taxes:795.50
20100630-0051057

warrant and defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this the 23rd day of June, 2010.

BBC Holdings, Inc.

**By:** _____

**Its:** Vice President

**STATE OF TENNESSEE )**
**COUNTY OF WILLIAMSON )**

Personally appeared before me, Amanda Minor, a Notary Public, Jesse Kissinger, with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is Vice President of BBC Holdings, Inc. and is authorized to execute this instrument on behalf of BBC Holdings, Inc.

WITNESS my hand and official seal at Franklin, Tennessee, this the 23rd day of June, 2010.

Amanda Minor
NOTARY PUBLIC

My Commission Expires: 8·10·10

AMANDA MINOR
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON