BILL GARRETT, Davidson County
Trans:T20100050334 DEEDWARR
Recvd: 08/13/10 12:33 5 pgs
Fees:28.00 Taxes:5365.00
20100813-0064090

This Instrument prepared by:

Darlene T. Marsh, Attorney
Burr & Forman LLP
700 Two American Center
3102 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL:
Terry L. Stephens and wife, Pamela K. Stephens P. O. Box 618 Russell Springs, KY 42642	Same	No. 043-042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Johnson Houston Partners, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Terry L. Stephens and wife, Pamela K. Stephens (the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said Property together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging unto the said Grantee, and Grantee's heirs and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title to said Property to the said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 10 day of August, 2010.

JOHNSON HOUSTON PARTNERS, a Kentucky general partnership

By: One T. Corp, a Kentucky corporation, Managing Partner

By: _____
Dennis M. Troha, President

STATE OF WISCONSIN)

COUNTY OF KENOSHA)

Before me, a notary public of the state and county aforementioned, personally appeared DENNIS TROHA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a partner of JOHNSON HOUSTON PARTNERS, the within name bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 10 day of August, 2010.

_____
NOTARY PUBLIC

[SEAL]

My Commission Expires: APRIL 8, 2012

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,450,000.00.

Affiant

Subscribed and sworn to before me this 13th day of August, 2010.

Notary Public

My Commission Expires: 5/8/2012

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being described as follows:

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located southeast of Seaboard Systems Railroad and on the westerly right-of-way line of Myatt Drive and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of Myatt Drive, said iron pin being approximately S 20° 18' 00" E, 446.00 feet from the centerline projected of Myatt Industrial Drive as measured along said westerly right-of-way line of Myatt Drive;

THENCE, leaving said right-of-way line of Myatt Drive, S 69° 42' 00" W, 1,394.68 feet with the northerly boundary line of property conveyed to Paccar Incorporated as of recorded in Book 5164, Page 626, R.O.D.C. to an existing concrete monument in the easterly boundary line of property conveyed to Lemans Apartment Condominiums as of record in Book 5200, Page 506, R.O.D.C.;

THENCE, N 16° 56' 00" W, 314.96 feet with the easterly boundary line of said property conveyed to Lemans Apartment Condominiums to an iron pin set;

THENCE, leaving said boundary line of said property conveyed to Lemans Apartment Condominiums N69° 42' 00" E, 1,376.18 feet with a severance line through property conveyed to Seaboard Systems Railroad Co. Inc. as of record in Book 5992, Page 495, R.O.D.C., to an iron pin set in the westerly right of-way line of Myatt Drive;

THENCE, with said right-of-way line of Myatt Drive, S 20° 18' 00" E, 314.41 feet to the point of beginning.

CONTAINING 435,600 square feet or 10.00 acres, more or less.

Being the same property conveyed to Johnson Houston Partners, by Warranty Deed recorded in Book 9895, Page 968, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

[PERMITTED EXCEPTIONS]

1. Easement of record in Book 3428, Page 366; as amended in Book 4391, Page 969, in the Register's Office, Davidson County, Tennessee.

2. Easements described in Warranty Deed of record in Book 6237, Page 171, in the Register's Office, Davidson County, Tennessee.

3. Restrictions and easements described in Warranty Deed of record in Book 7574, Page 5; as amended by Release of record in Book 7732, Page 739, in the Register's Office, Davidson County, Tennessee.

4. All matters set forth in Bill of Sale of record in Book 7732, Page 735, in the Register's Office, Davidson County, Tennessee.

5. Easement Agreement and Release of record in Book 7870, Page 43, in the Register's Office, Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8681, Page 171, in the Register's Office, Davidson County, Tennessee.

7. Charter right-of-way of the Railroad.

8. 2010 real estate taxes, which have been prorated at closing.