This instrument prepared by Whitworth Law Firm
116 East Main Street, P. O. Box 208, Camden, Tennessee 38320

BILL GARRETT, Davidson County
Trans:T20100054862 DEEDWARR
Recvd: 09/01/10 15:25 3 pgs
Fees:18.00 Taxes:140.60
20100901-0069665

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT for and in consideration of the sum of THIRTY EIGHT THOUSAND AND NO/100---------- ($38,000.00)---------- DOLLARS, cash in hand paid to the Grantor by the Grantee, the receipt of which is hereby acknowledged, KRANTZ BUILDERS, INC., has bargained and sold and by these presents does hereby transfer and convey unto AUDIE J. JOHNSON, d/b/a CARDINAL CONSTRUCTION COMPANY, its successors and assigns, as Grantee, the following described tract or parcel of land lying and being situate in Davidson County, Tennessee, and more particularly described as follows:

TAX MAP 40-9-A PARCEL 2.00
TAX ASSESSOR'S OFFICE OF DAVIDSON COUNTY, TENNESSEE
(801 HARDY'S DRIVE, WHITES CREEK, NASHVILLE, TENNESSEE)

BEING Lot 2 on the plan of Whites Creek Manor of record in Instrument No. 20061130-0148061, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lots. Prepared from a survey dated February 28, 2006, by W.T. Smith, Land Surveying, William Thomas Smith, Registered Land Surveyor No. 2012.

This being a portion of the same property conveyed to KRANTZ BUILDERS, INC., by virtue of a Warranty Deed dated December 7, 2006, from MARGIE H. BINKLEY and husband, RICHARD C. BINKLEY, as appears of record in the Register's Office of Davidson County, Tennessee, Instrument No. 20061211-0152819.

TO HAVE AND TO HOLD the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto AUDIE J. JOHNSON, d/b/a CARDINAL CONSTRUCTION COMPANY, its successors and assigns, in fee simple forever.

KRANTZ BUILDERS, INC. covenants and agrees to and with the Grantee that it is lawfully seized and possessed of said real estate, has a good right to convey it and that the same is unencumbered.

KRANTZ BUILDERS, INC. further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 20th day of August, 2010.

KRANTZ BUILDERS, INC.

BY: Carl Krantz

TITLE: Carl Krantz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, the within named Carl Krantz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who being so authorized as Owner of KRANTZ BUILDERS, INC., acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

WITNESS MY hand and official seal at office in Whites Creek, TN, Tennessee, this the 20th day of August, 2010.

Linda A. Krantz
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JANUARY 9, 2012

LINDA A. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Statement required by Chapter 178, Public Acts of 1967 as amended)

STATE OF TENNESSEE

COUNTY OF BENTON

The undersigned hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00, which amount is equal to, or greater than, the amount which the property transferred would command at a fair voluntary sale.

Angie Blackburn
AFFIANT

Sworn to and subscribed before me,

this the 23rd day of August, 2010.

Angela Bannister
~~REGISTER~~/NOTARY PUBLIC

ANGELA BANNISTER STATE OF TENNESSEE NOTARY PUBLIC BENTON CO. TENN.

My Commission Expires: 7-24-013

SEND TAX STATEMENT TO:

NEW OWNER
CARDINAL CONSTRUCTION COMPANY
PoBox 633
Antioch, TN 37011

djb