BILL GARRETT, Davidson County
Trans:T20100069296 DEEDWARR
Recvd: 11/02/10 08:44 4 pgs
Fees:23.00 Taxes:758.50
20101102-0087479

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $205,000.00.

Sherry Stephens Johnson
Affiant

Sworn to and subscribed before me on this the 28 day of October, 2010.

NOTARY PUBLIC
My Commission Expires: 2-16-12

CURTIS M. LINCOLN NOTARY PUBLIC STATE TENNESSEE SUMNER COUNTY

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Spencer P. Johnson	Same as Owner	003-00-0 046.00
7004 Wikle Road West		
Brentwood, TN 37027-6603		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **SPENCER PATRICK JOHNSON and wife, SHERRY STEPHENS JOHNSON (Individually and as Trustee of THE STEPHENS FAMILY TRUST dated October 6, 2004); MARK KEVIN STEPHENS (Individually and as Trustee of THE STEPHENS FAMILY TRUST dated October 6, 2004); LAURA LYNN STEPHENS, HOWARD R. DAWSON and wife, TERESA R. DAWSON (Individually and as Trustee of THE STEPHENS FAMILY TRUST dated October 6, 2004)** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **SPENCER PATRICK JOHNSON and wife, SHERRY STEPHENS JOHNSON**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being described as follows:

BEGINNING at an iron spike in the center of Bakers Station Road, said spike being 94 feet West of an iron spike in the corner of property conveyed to Robert J. Murphy and wife, Frances Scott Murphy of record in Book 3186, page 5, RODC, TN; thence North 25 deg. 45 min. West 345 feet to a 16-inch elm; thence South 83 deg. 40 min. West 588 feet to a 20-inch white oak; thence North 2 deg. East 415 feet to a point; thence due East 683 feet to an iron pin; thence South 13 deg. 10 min. East 632 feet to an iron pin in the center of Bakers Station Road; thence with the center of Bakers Station Road South 76 deg. 20 min. West 94 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED is that property conveyed to Mark K. Stephens by Quitclaim Deed dated April 23, 2006, and recorded as Instrument No. 20060427-0048165, said Registers' Office.

BEING a portion of the property conveyed to Mardelle Evelyn Stephens, Trustee, under a Revocable Living Trust for the benefit of Mardelle Evelyn Stephens under the terms of The Stephens Family Trust dated October 6, 2004, by Quitclaim Deed dated November 5, 2004, and recorded as Instrument No. 20041228-0152890, Registers' Office for Davidson County, TN.

This is improved property known as 2551 Baker Station Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITNESS (my/our) hand(s) this the 26 day of Oct, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Spencer Patrick Johnson
SPENCER PATRICK JOHNSON

Sherry Stephens Johnson
SHERRY STEPHENS JOHNSON
Individually and as Trustee of The Stephens Family Trust dated 10/06/04

LAURA LYNN STEPHENS

MARK KEVIN STEPHENS
Individually and as Trustee of The Stephens Family Trust dated 10/06/04

HOWARD R. DAWSON

TERESA R. DAWSON
Individually and as Trustee of The Stephens Family Trust dated 10/06/04

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Spencer Patrick Johnson, Laura Lynn Stephens and Howard R. Dawson, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee this the 28 day of Oct, 2010.

CURTIS M. LINCOLN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 2-26-13

STATE OF TENNESSEE

COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Sherry Stephens Johnson, Mark Kevin Stephens and Teresa R. Dawson, individually and all as Trustees of The Stephens Family Trust dated 10/06/04, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient

information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hartsville, Tennessee, this the 28 day of Oct, 2010.

Curtis M. Lincoln

NOTARY PUBLIC

CURTIS M. LINCOLN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 2-26-13