BILL GARRETT, Davidson County
Trans:T20100069296 DEEDWARR
Recvd: 11/02/10 08:45 3 pgs
Fees:18.00 Taxes:243.73
20101102-0087480

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 $65,873.00.

Affiant

Sworn to and subscribed before me on this the 29 day of Oct 2010.

NOTARY PUBLIC
My Commission Expires: 1-6-13

CURTIS M. LINCOLN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MORTGAGEE:

Address New Owner:	Send Tax Bills to:	Map-Parcel
Mr./Ms. Mark K. Stephens	Same as Owner	003-00 0 058.00
2557 Baker Station Road		
Goodlettsville, TN 37072		

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**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **MARK K. STEPHENS and wife, LAURA LYNN STEPHENS**, 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 the 10th Civil District of Davidson County, TN, being described as follows:

BEGINNING at a spike in the centerline of Baker Station Road, said spike being 600 feet more or less West of the centerline of Tinnon Road and also being the Southeast corner of the herein described tract; thence with the centerline of Baker

Station Road South 81 deg. 23 min. 06 sec. West 150.00 feet to a spike, a corner to Sam N. Stephens and wife, as recorded in Book 3879, Page 257, RODC, TN; thence leaving the centerline of said road and with Stephens' line North 21 deg. 07 min. 51 sec. West 555.00 feet to an iron pin set; thence South 87 deg. 58 min. 28 sec. West 437.96 feet to an iron pin set; thence North 04 deg. 48 min. 11 sec. East 189.56 feet to an iron pin found; thence with the line of Parrish South 86 deg. 23 min. 13 sec. East 682.15 feet to an iron pin found, the Northwest corner of Robert J. Murphy and wife as recorded in Deed Book 3186, page 5, RODC, TN and the Northeast corner of this tract; thence with Murphy's line and a fence South 08 deg. 07 min. 59 sec. East 632.00 feet to the point of beginning, containing 5.02 acres, according to a survey by J. A. Crawford, III dated April 12, 1986.

BEING the same property conveyed to SPENCER PATRICK JOHNSON and wife, SHERRY STEPHENS JOHNSON by Deed dated May 6, 1986, and executed by SAM N. STEPHENS and wife, MARDELLE J. STEPHENS and recorded in Book 6884, page 177, Registers' Office for Davidson County, TN.

This is unimproved property known as 0 East 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 28 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 — Sherry Stephens Johnson

SPENCER PATRICK JOHNSON — SHERRY STEPHENS JOHNSON

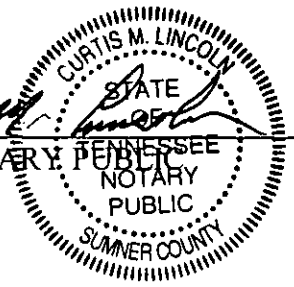
STATE OF TENNESSEE

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 and wife, Sherry Stephens Johnson, 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 18 day of Oct, 2010.



NOTARY PUBLIC

My Commission Expires: 2-26-13