THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11010076

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $129,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2011.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20110011131 DEEDWARR
Recvd: 02/23/11 13:43 2 pgs
Fees:13.00 Taxes:477.30
20110223-0014909

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Randy Johnson 8011 Bonnafair Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 07408007300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecil L. Holder and Mary B. Holder, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randy Johnson and wife, Lynn Johnson** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 661, PLAN OF HERMITAGE HILLS, SECTION 7, as shown on plat of record in Plat Book 3300, Pages 62 and 63, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cecil L. Holder and wife, Mary B. Holder by Warranty Deed from Clifford O. Howard, Sr., recorded on the 27th day of March, 1972 in Book 4586, Page 829, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HERMITAGE HILLS, SECTION 7, as recorded in Plat Book 3300, Page(s) 62 and 63.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 8011 Bonnafair Drive Hermitage TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2011.

Cecil L. Holder by Donnie Holder
His Attorney in Fact by Donnie Holder Attorney in Fact

Mary B. Holder by Donnie Holder
Her Attorney in fact by Donnie Holder Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donnie Holder,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Cecil L. Holder and Mary B. Holder,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of February, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014