PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 10/03/06 14:56 2 pgs
Fees:13.00 Taxes:661.93
20061003-0122668

W & I Ref:(_____) Title No: 48250
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Keri Tallman 5540 Murphywood Crossing Antioch, Tennessee 37013	New Owner

TAX MAP-PARCEL NUMBERS: 17501003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David S. Johnson and wife, Margaret R. Johnson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Keri Tallman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Ashford Crossing Section Four of record in Book 9700, page 912 Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David S. Johnson and wife, Margaret R. Johnson by deed from Beazer Homes Corp. d/b/a Phillips Builders of record in Doc. No. 20000628-0064342, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 912, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description thereof. The Declaration of Covenants, Conditions and Restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 11455, page 769, Book 10640, page 941, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5540 Murphywood Crossing, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2006.

David S. Johnson

Margaret R. Johnson

State of TENNESSEE

County of DAVIDSON

On this 29th day of September, 2006 , before me the undersigned authority, personally appeared David S. Johnson and Margaret R. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/23/2010

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $178,900.00

Affiant

Sworn and subscribed before me this the 29th day of September, 2006

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.