After Recording Return to:
Heritage Title Services, LLC
8115 Isabella Lane, Ste. 5
Brentwood, TN 37027

Prepared by
Duke Title & Escrow, Inc.
444 Metroplex Drive, Ste. B104
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF MONTGOMERY
The actual consideration or value, for this transfer, whichever is greater, is $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2006.

Notary Public
Commission Exp: 11-22-08

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

ADDRESS NEW OWNERS:
Jonathan Land
2 Fawn Creek Pass
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP-PARCEL
Map 122-01
Parcel 226.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE Nicolle A. Pogel and husband, Daniel C. Johnson, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan Land, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, being more particularly described as follows:

Being Unit No. 1 on the Plan of Woodland Point, Phase III, as of record in Instrument 200001011-0101044, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same proeprty conveyed to Nicolle A. Pogel, an unmarried woman and Daniel C. Johnson, an unmarried man, by Warranty Deed from Centex Homes, a Nevada General Partnership, dated December 30, 2002 and filed for record January 3, 2003 in Instrument 20030103-0001064, Register's Office for Davidson County, Tennessee. Nicolle A. Pogel and Daniel C. Johnson are now married.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record on Plat.

The address of this property is known as 2 Fawn Creek Pass, Nashville, TN 37214.

NP
DCJ

Charter of Homeowners Association of record in Instrument 20001013-0102000, Instrument 20020222-0022863; Conveyance of Common Areas in Instrument 20001205-0119722; Easement to Metro in Book 8332, page 982; Landscape Agreement in Instrument 20000612-0058346; Storm Water Retention Agreement in Instrument 20010124-0007201 and Master Declaration in Instrument 20000607-0056981 all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, building setback lines and restrictions of record on Plat.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) property taxes for the calendar year 2006 and thereafter.

Davidson County DEEDWARR
Recvd: 10/10/06 09:35 2 pgs
Fees:13.00 Taxes:562.40
20061010-0125902

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, Except for exceptions number 4 and 5 listed above; 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 7th day of August, 2006.

Nicolle A. Pogel

Daniel C. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicolle A. Pogel and Danield C. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Carthage, Tennessee, this 7th day of August, 2006.

Notary Public

Commission Expires: 4-8-07

LAURA WEHBY DUKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires APRIL 8, 2007