Return To:
GRISSIM TITLE & ESCROW, LLC
2309 CRESTMOOR RD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
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E-mail: *main@wilkinsandivey.com*

Davidson County DEEDWARR
Recvd: 12/15/06 11:16 2 pgs
Fees:13.00 Taxes:850.63
20061215-0154743

W & I Ref:(_____) Title No: 48334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyle G. Johnson Jana K. Johnson 1444 Timber Ridge Circle Nashville, TN 37211	Greenpoint Mtg Funding Inc. 5032 Parkway Plaza, Ste 240 Charlotte, NC 28217

TAX MAP-PARCEL NUMBERS: 172040A08000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Goggin*** **and spouse, Jennifer R. Goggin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle G. Johnson and spouse, Jana K. Johnson** 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. 107 on the Plan of Phase Two, Highlands of Brentwood of record in Doc. No. 20000209-0013331 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 Christopher M. Goggin and Jennifer R. Goggin, husband and wife by deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Doc. No. 20011005-0108788, 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 2007, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 200002090013331, 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 11356, page 815, Book 11629, page 906, Doc. No. 20021121-0144877, Doc. No. 20020722-0087704, Restrictive Convenant of records in Book 11189, page 612, 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: 1444 Timber Ridge Circle, Nashville, Tennessee 37211

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.

* Christopher Goggin and Christopher M. Goggin are one and the same person.

WITNESS THE EXECUTION HEREOF this 8th day of December, 2006.

Christopher Goggin

Jennifer R. Goggin

State of TENNESSEE

County of DAVIDSON

On this 8th day of December, 2006 , before me the undersigned authority, personally appeared Christopher Goggin Jennifer R. Goggin , 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.

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

My Commission Expires: _____

Notary

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 $229,900.00

Affiant

Sworn and subscribed before me this the 8th day of December, 2006

MACKENZIE COHEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public

My Commission Expires: _____