WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

G-FCP-09-1444

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan I. Vear	BAC Home Loans Servicing (NAME)	
1444 Timber Ridge Circle (ADDRESS)	400 Countrywide Way (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Simi Valley, CA 93065 (CITY) (STATE) (ZIP)	172-4-A-80.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KYLE G. JOHNSON AND SPOUSE, JANA K. JOHNSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUSAN I. VEAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 107, HIGHLANDS OF BRENTWOOD, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20000209-0013331, 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 KYLE G. JOHNSON AND SPOUSE, JANA K. JOHNSON BY WARRANTY DEED FROM CHRISTOPHER GOGGIN AND SPOUSE, JENNIFER R. GOGGIN, RECORDED ON THE 15TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061215-0154743, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN. INCLUDING RESTRICTIONS AS RECORDED IN INSTRUMENT NO. 20000209-0013331. ADDITIONAL C.C.R'S AS RECORDED IN BOOK 11189, PAGE 612, BOOK 11356, PAGE 815, BOOK 11629, PAGE 906 AND INSTRUMENT NOS. 20020722-0087704 AND 20021121-0144877. ASSOCIATION CHARTER RECORDED IN BOOK 11595, PAGE 872. EASEMENT FOR ACCESS, RECORDED IN BOOK 11189, PAGE 612. EASEMENT FOR SANITARY SEWER/STORM DRAINAGE, RECORDED IN BOOK 7461, PAGE 805. EASEMENT TO BELLSOUTH, RECORDED IN BOOK 11608, PAGE 467. CONVEYANCE TO ASSOCIATION AS RECORDED IN INSTRUMENT NO. 20000407-0035205.

unimproved ( )

This is improved (X) property, known as 1444 Timber Ridge Circle, Nashville, Tennessee 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20090028959 DEEDWARR
Recvd: 05/01/09 15:20 2 pgs
Fees:13.00 Taxes:765.90
20090501-0040018

Witness my/our hand(s) this 30th day of April, 2009.

Kyle G. Johnson

Jana K. Johnson

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kyle G. Johnson and Jana K. Johnson, the within named bargainor, 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, this the 29th day of April, 2009.

Notary Public

My Commission Expires:

(SEAL)

BRENDA S. GOLDEN
Commission Number 707838
My Commission Expires
01/19/10

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903