PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 07/05/01 15:48 3pgs
Fees:18.00 Taxes:693.75

20010705-0071919

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **June, 2001** between **PETER DREW WOMACK and TARA H. WOMACK, husband and wife** , GRANTOR, and **TERESA M. WITT, an unmarried woman** , GRANTEE.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **WHITES CREEK,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF REFERENCED PROPERTY.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); Easements of record in Book 7458, page 564 and in Book 7471, page 370; Power of Attorney of record in Book 9850, page 473; Easement for right of way for ingress and egress to adjacent lands of record in Book 4009, page 693; Conditions and restrictions of record in Book 1466, page 449; and any and all easements, right of ways, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

Tara H. Womack, spouse of Peter Drew Womack, joins in this conveyance to convey any and all interest, marital or otherwise, that she may have in the above referenced property, now or hereafter.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

Peter Drew Womack by E Witt Attorney in Fact

PETER DREW WOMACK
Signature of Seller

Tara H. Womack

TARA H. WOMACK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, ~~PETER DREW WOMACK and~~ **TARA H. WOMACK**, ~~husband and wife~~, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

TERESA M. WITT
5032 LICKTON PIKE
WHITES CREEK, TN 37189

Property Address:

5032 LICKTON PIKE
WHITES CREEK, TN 37189

Person Responsible for Taxes:

FIRST HORIZON HOME LOANS
10741 KING WILLIAM DRIVE
DALLAS, TN 75220

map#23
Parcel #: 26

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$187,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **June, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Exhibit A (Legal Description)

Situated in Davidson County, TN.

TRACT I: LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY PREPARED BY ROBERT J. MORRIS, SURVEYOR, DATED MAY 16, 1988, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED IN THE CENTERLINE OF CROCKER SPRINGS CREEK AND THE NORTHWESTERLY MARGIN OF LICKTON PIKE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID NORTHWESTERLY MARGIN OF LICKTON PIKE 232.76 FEET TO AN IRON PIN; THENCE LEAVING SAID LICKTON PIKE N 32° 17' 53" W, 206.83 FEET TO AN IRON PIPE; THENCE N 14° 03' 54" W, 184.74 FEET TO AN IRON PIN; THENCE N 68° 25' 37" E, 148.51 FEET TO A RAILROAD SPIKE IN THE CENTER OF CROCKER SPRINGS CREEK; THENCE S 29° 25' 45" E, 224.30 FEET TO AN IRON PIN IN THE CENTER OF CROCKER SPRINGS CREEK; THENCE S 59° 26' 42 E, 10.58 FEET TO THE BEGINNING, CONTAINING 1.33 ACRES, MORE OR LESS.

TRACT II: LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY ROBERT J. MORRIS, DATED MARCH 24, 1990, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN SET IN THE NORTHWEST CORNER OF THE 1.02 ACRE PARCEL OF LAND OWNED BY CHARLES E. GANN AND WIFE, THENCE RUNNING WITH THE EASTERLY BOUNDARY LINE OF R. E. INGRAM AND WIFE, N 32° 17' 53" W, 26.97 FEET TO AN EXISTING IRON PIN SET AT THE COMMON CORNER OF THE INGRAM AND MT. GILLEM CHURCH PROPERTY; THENCE N 18° 06' 23" W, 343.28 FEET TO AN IRON PIN SET IN THE NORTHERLY BOUNDARY LINE OF SAID CHURCH PROPERTY AND B. P. ALLEN AND HUSBAND PROPERTY; THENCE RUNNING WITH THE SAID ALLEN BOUNDARY LINE, S 61° 43' 29" E, 243.34 FEET TO A RAILROAD SPIKE SET MORE OR LESS IN THE CENTER OF CROCKER SPRINGS BRANCH; THENCE S 68° 25' 37" W, 148.51 FEET TO AN EXISTING IRON PIN; THENCE S 14° 03' 54" E, 184.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.41 ACRES, MORE OR LESS.

Being the same property conveyed from CHARLES E. GANN AND WIFE, BILLIE A. GANN to PETER DREW WOMACK by deed dated 11/02/95 and recorded 11/03/95 in book 9849, page 200 of the public records of Davidson county, TN.

STATE OF TENNESSEE, DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public, **ERIC B. DAHLHAUSER,** with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who acknowledged that he executed the within instruments for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for **PETER DREW WOMACK,** under a power of attorney of record in Book 9850, page 473, and is authorized by **PETER DREW WOMACK** to execute this instrument on behalf of **PETER DREW WOMACK.**

Witness my hand at office this 29TH day of JUNE, 2001.

Notary Public

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 28, 2002

My Commission Expires: 9/28/02

[SEAL]