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

Davidson County DEEDWARR
Recvd: 07/05/01 15:50 2pgs
Fees:13.00 Taxes:821.40

20010705-0071921

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **June, 2001** between **FREDERICK C. RUGGLES, JR. and DONNA M. PINK, husband and wife** , GRANTOR, and **PETER DREW WOMACK and TARA H. WOMACK, husband and wife** , GRANTEE.

W I T N E S S E T H: 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 **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, BEING Lot No. 3 on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to Frederick C. Ruggles, Jr. by deed from Westminster Homes of Tennessee, Inc., a North Carolina corporation, of record in Book 11353, Page 687, Register's Office, Davidson County, Tennessee, dated 2/19/99 and recorded 2/24/99.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Book 6900, Page 635; Declaration of Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, and amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224-re-recorded in Book 8643, Page 675; By Laws of record in Book 7334, Page 149 and Book 7408, Page 289; Agreement for Participation in Huntington Park Sewer of record in Book 6699, Page 752; Sanitary Sewer and/or Storm Drainage of record in Book 6710, Page 495; Charter of record in Book 8454, Page 246; Stormwater Detention Agreement of record in Book 7336, Page 3; Quitclaim Deed to the Common Area of record in Book 8472, Page 310; Deed of Conveyance of record in Book 8541, Page 230, 241 and 247; 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.

Donna M. Pink, spouse of Frederick C. Ruggles, Jr., 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.

FREDERICK C. RUGGLES, JR.
Signature of Seller

DONNA M. PINK
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **FREDERICK C. RUGGLES, JR. and DONNA M. PINK, 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

NOTARY PUBLIC AT LARGE

My Commission Expires
September 28, 2002

Name and Address of Property Owner:

PETER DREW WOMACK and TARA H. WOMACK
5345 WINDYPINE DRIVE
NASHVILLE, TN 37211

Property Address:

5345 WINDYPINE DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

SAME

map # 172-3
Parcel #: 3

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 **$222,000.00** 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

NOTARY PUBLIC AT LARGE

My Commission Expires
September 28, 2002

RETURN TO:

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