RETURN RECORDED DOCUMENTS TO: REALTY TITLE 3815 CLEGHORN AVE.,STE 102, NASHVILLE, TN 37215

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48-A

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 22046-11-2003**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $205,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 31st day of December, 2003.<br><br>Notary Public<br><br>My Commission Expires: 9-25-04 |

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

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| **Address New Owner:**<br>Peter M. Womble<br>3807 Dartmouth Avenue<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>Countrywide Home Loans<br>4500 Park Granada<br>Calabasas, Ca 91302-1613 | **Tax Information:**<br><br>Map No.116.08<br>Parcel No. 111.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George E. Mudter, Trustee, with full power to sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter M. Womble and wife, Kristie E. Womble** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

Subject property is not the principal residence of the Grantor.
This is improved property located at 3807 Dartmouth Avenue, Nashville, TN, 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 31st day of December, 2003.

Trustee

George E. Mudter, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2003.

Notary Public

My Commission Expires: 9-25-04

CATHERINE M. WOOD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/12/04 11:00 2pgs
Fees:13.00 Taxes:758.50

20040112-0004473

# EXHIBIT "A"

Being Lot No. 4 of Block C on the map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 of Block C fronts 75 feet on the northerly margin of Dartmouth Lane and extends back 231.0 feet on the easterly line and 240.6 feet on the westerly line to a dead line in the rear measuring 75.6 feet thereon.

Being the same property conveyed to George E. Mudter, Jr., Trustee with full power to sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by Quit Claim Deed dated, October 7, 1997 from Richard C. Patrick, Unmarried and Frances A. Richardson, Unmarried, of record in Book 10645, page 665, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property
3) All matters appearing on the Plan of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee
4) Subject to a contract relative to water rights as set out in an agreement of record in Book 1071, page 420, Davidson County Register, Tennessee