Box 44CL

Davidson County DEEDWARR
Recvd: 11/02/04 14:23 2pgs
Fees:13.00 Taxes:880.60
20041102-0131832

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $238,000.00. Affiant Subscribed and sworn to before me, this 29th day of October, 2004. Notary Public My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows: Phillip H. Vaughn 3807 Dartmouth Avenue Nashville, TN 37215	Send Tax Bills To: New Owner	Map-Parcel Number: 116-6-111

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PETER M. WOMBLE AND WIFE, KRISTIE E. WOMBLE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN C. STEELE**, hereinafter called the Grantee, his heirs and assigns, in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, 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 Peter M. Womble and wife, Kristie E. Womble by deed from George E. Mudter, Trustee, with full power to sell, convey, mortgage or otherwise encumber without the joinder of any benficiary, of record as Instrument No. 20040112-0004473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.

2. Easement and contract for water rights of record in Book 1071, page 420, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the land lying below the ordinary low water mark of the creek.

4. Rights of others in and to the bed and waters of the creek, pond or stream crossing the premises.

This is improved property known as 3807 Dartmouth Avenue, Nashville, TN 37215.

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, his heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands this 29th day of October, 2004.

Peter M. Womble

Peter M. Womble

Kristie E. Womble

Kristie E. Womble

By: Peter M Womble ATTY IN FACT
Peter M. Womble, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PETER M. WOMBLE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Peter M. Womble,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of October, 2004.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007