THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23940-02-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $131,187.00. Affiant Subscribed and sworn to before me this 7th day of March, 2005. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner: Tommy G. Womack Sara T. Womack 4709 Abbay Drive Nashville, TN 37211	**Send Tax Bills To:** First Horizon Home Loans P.O. Box 630148 Irving, Texas 75063	**Tax Information:** Map No.133.14-0 Parcel No. 016.00

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, **David M. Sanders, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tommy G. Womack and wife, Sara T. Womack** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4709 Abbay Drive, Nashville, TN 37211

Subject property has never been the marital residence of the Grantor.

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 7th day of March, 2005.

David M. Sanders

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David M. Sanders**, 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 7th day of March, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/11/05 15:56 2 pgs
Fees:13.00 Taxes:485.39

20050311-0027429

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Abbay Hall Section I, as of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Sanders and wife, Laura C. Sanders by deed dated September 4, 1975 from Julian Phillips and wife, Sarah Phillips of record in Book 4950, page 187, Register's Office for Davidson County, Tennessee. The said Laura C. Sanders having since died.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 2331, page 18, Register's Office for Davidson County, Tennessee.