Davidson County DEEDWARR
Recvd: 07/05/05 08:04 3 pgs
Fees:18.00 Taxes:1914.10
20050705-0076426

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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 $517325.00.

Caroline Cheppell
Affiant

Subscribed and sworn to before me, this 28th day of June, 2005.

Notary Public

My Commission Expires: May 24, 2008

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Tommy T. and Valarie D. Wammack
1092 Lynnwood Blvd
Nashville, TN 37215

Send Tax Bills To:
FHHLC
4000 Horizon Way
Irving, TX 75063

Map-Parcel Number:
144-03-0 031.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY W. DIEHL, A/K/A NANCY FAWN WILKERSON DIEHL, JOINED BY HER HUSBAND, WALTER JOSEPH DIEHL, JR.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TOMMY T. WAMMACK AND WIFE, VALARIE D. WAMMACK,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 45 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, page 137, Register's Office for said County.

Said Lot No. 45 fronts 180 feet on the northeasterly side of Lynnwood Boulevard and runs back 250.3 feet on the northwesterly line and 269.7 feet on the southeasterly line to a dead line measuring 220.1 feet thereon.

Being the same property conveyed to W. Joe Diehl, Jr. and wife, Nancy W. Diehl, by deed from Frederick C. Stults and wife, Charline C. Stults, of record in Book 3435, page 365, Register's Office for Davidson County, Tennessee. The said W. Joe Diehl, Jr. having since quitclaimed all of his right, title and interest in and to the subject property to Nancy W. Diehl by deed of record in Book 10797, page 318, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2331, page 137, Register's Office for Davidson County, Tennessee.

3. Water tap rights of record in Book 880, page 119, and Book 2484, page 622, said Register's Office.

4. Roadway rights of record in Book 1542, page 313, said Register's Office.

This is improved property known as 1092 Lynnwood Blvd, 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 Grantees, their heirs and assigns, forever; and we covenant with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS our hands 28th day of June, 2005.

Nancy W. Diehl

Nancy W. Diehl

Walter Joseph Diehl Jr.

Walter Joseph Diehl, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER JOSEPH DIEHL, JR.**, 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 28th day of June, 2005.

Notary Public

My Commission Expires: May 24, 2008

GEORGE 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, **NANCY W. DIEHL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of June, 2005.

Notary Public

My Commission Expires: May 24, 2008

GEORGE CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007