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File No. 261000026

WARRANTY DEED

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/17/06 10:50 2 pg
Fees:13.00 Taxes:1287.23
20061017-0128756

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Womack	~~Tim Womack~~ Wells Fargo Bank, N.A.	171040B00900CO
(NAME) 5628 Cloverland Park	(NAME) P.O. Box 17339	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Baltimore, MD 21297-1339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Nagendra Ningaraj and Hemalatha S. Kenchanna, husband and wife, , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Womack and Brita E. Womack, * HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * husband and wife

Land in Davidson County, Tennessee, BEING Lot No. 9 on the Plan of Cloverland Park, as shown of record in Instrument No. 20001013-0102079, corrected in Instrument No. 20010620-0065214, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nagendra Ningaraj and Hemalatha S. Kenchanna, husband and wife, by deed from Larry T. Adams of record in Instrument No. 20040304-0024560, filed for record on 3/4/2004 in the Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20001013-0102079, corrected in Instrument No. 20010620-0065214, Register's Office of said County.

Restrictions as shown of record in Instrument No. 20010904-0095214, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved **X** property, known as 5628 Cloverland Park, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 11th day of October, 2006.

Nagendra Ningaraj

Hemalatha S. Kenchanna,

STATE OF Georgia
COUNTY OF Chatham

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nagendra Ningaraj and Hemalatha S. Kenchanna, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11th day of October, 2006.

Commission expires:

STEPHANIE BYRD
Notary Public, Chatham County, GA
My Commission Expires October 28, 2007

Stephanie Byrd
Notary Public

STEPHANIE BYRD NOTARY PUBLIC CHATHAM COUNTY, GA

File Number: 261000026

~~RETURN TO:~~
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027