Davidson County DEEDWARR
Recvd: 04/10/07 14:53 2 pgs
Fees:13.00 Taxes:636.40

20070410-0042788

RECORD AND RETURN TO:
AMERICAN TITLE COMPANY, INC.
925 INDUSTRIAL DRIVE
OLD HICKORY, TN 37138

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 2nd day of April, 2007.

Notary Public

MY COMMISSION EXPIRES: 7/22/09

THIS INSTRUMENT WAS PREPARED BY
AMERICAN TITLE CO., INC., 925 INDUSTRIAL DRIVE, OLD HICKORY, TN 37138

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Flowers **1510 Monticello Avenue** **Madison, TN 37115**	**Provident Funding** **1101 Kermit Drive #607** **Nashville, TN 37217**	**34-9-162.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Roger D. Womble And Wife, Rebecca P. Womble

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy C. Flowers and wife, Theresa C. Flowers

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property being known as 1510 Monticello Ave. Madison, TN 37115 and being described as follows:

Being Lot No. 3, Alta Loma Subdivision, 10th Civil District, as of record in Book 3700, Page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 100 feet on the westerly margin of Monticello Avenue and extends back between lines, 420 feet on the northerly line, and 417.67 feet on the southerly line, to a dead line in the rear in which it measures 100 feet.

Being the same property conveyed to Roger D. Womble by Deed from Debbie R. Jackson and husband Rex A. Jackson dated 2/9/00 and filed for record on 2/11/00 of record in instrument No. 200002110014133, said Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1510 Monticello Avenue, Madison, TN 37115**
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 do 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 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 GRANTEES, their 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 our hands this 2nd day of April, 2007.

Roger D. Womble

Roger D. Womble

Rebecca P. Womble

Rebecca P. Womble

*And Wife Rebecca P. Womble

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Roger D. Womble** * the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hickory, Tennessee, this 2nd day of April, 2007.

Commission Expires: _____

Notary Public

My Commission Expires JULY 22, 2009