PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 05/04/07 15:44 2 pgs
Fees:13.00 Taxes:802.90

20070504-0054089

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Patrick J. Tohill and wife, Dina P. Tohill, FIRST PARTY, which expression shall include heirs, personal representatives and assigns, and Roger Witherow and wife, Reda Witherow, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, personal representatives and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of the Easterly Part of Block 31, Charlotte Park 2nd Addition, as shown on plat of record in Plat Book 3842, page 1, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property and legal description conveyed to Carol Federman in Instrument No. 20010216-0014744, recorded 2/16/2001, Register's Office for Davidson County, Tennessee. Being further conveyed to Patrick J. Tohill and wife, Dina P. Tohill in Instrument No. 20051104-0133956, recorded 11/04/2005, Register's Office for Davidson County, Tennessee.
>
> Tax Parcel #092-13-0-234.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which are being prorated and assumed by SECOND PARTY; and applicable utility and drainage **easements, building setback lines and other matters as shown on recorded plats in Book 3842, Page 1 and Book 421, Page 10, Register's Office of Davidson County, Tennessee.**

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 24th day of April, 2007.

Patrick J. Tohill

Dina P. Tohill

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, Patrick J. Tohill and wife, Dina P. Tohill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of April, 2007.

My commission expires:
2/22/11

Notary Public

DEBORAH K. ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE – COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $217,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2007.

My commission expires:
2/22/11

Notary Public

DEBORAH K. ELLIOTT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NEW PROPERTY OWNERS:

Roger & Reda Witherow
1517 Hatchey Lane
Columbia, TN 38401

PERSON(S) RESPONSIBLE FOR TAXES:

SAME

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